

ITEM: 6.3	REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A006/24
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Report Date: March 8, 2024

**THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING
DEPARTMENTS & AGENCIES (SEE SCHEDULE B):**

Additional comments from departments and agencies received after the publication of the report will be made available on the City's [website](#).

Internal Departments <small>*Comments Received</small>	Conditions Required		Nature of Comments
Committee of Adjustment	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Building Standards (Zoning)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Development Planning	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Recommend Approval w/Conditions
Development Engineering	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Recommend Approval/No Conditions
Development Finance	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
By-law & Compliance	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments

External Agencies <small>*Comments Received</small>	Conditions Required		Nature of Comments <small>*See Schedule B for full comments</small>
Alectra	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
TRCA	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Recommend Approval w/Conditions
Region of York	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments

PUBLIC & APPLICANT CORRESPONDENCE (SEE SCHEDULE C)

All personal information collected because of this public meeting (including both written and oral submissions) is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.

Correspondence Type	Name	Address	Date Received <small>(mm/dd/yyyy)</small>	Summary
Applicant				Application Cover Letter

BACKGROUND (SCHEDULE D, IF REQUIRED)

* Background Information contains historical development approvals considered to be related to this file.
This information should not be considered comprehensive.

Application No. (City File)	Application Description <small>(i.e. Minor Variance Application; Approved by COA / OLT)</small>
N/A	N/A

ADJOURNMENT HISTORY

* Previous hearing dates where this application was adjourned by the Committee and public notice issued.

Hearing Date	Reason for Adjournment <small>(to be obtained from NOD_ADJ)</small>
N/A	N/A

SCHEDULES

Schedule A	Drawings & Plans Submitted with the Application
Schedule B	Comments from Agencies, Building Standards & Development Planning
Schedule C (if required)	Public & Applicant Correspondence
Schedule D (if required)	Background



MINOR VARIANCE APPLICATION FILE NUMBER A006/24

CITY WARD #:	2
APPLICANT:	DCFM Developments Ltd
AGENT:	Glen Schnarr & Associates Inc.
PROPERTY:	8265 Islington Avenue, Vaughan
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Built-Up Valley Lands" and Core Features" by Volume 1, Schedule 2 - Natural Heritage Network, and "Low-Rise Residential" & "Low-Rise Residential (2)" by Schedule 2 – Land Use Plan and "Special Policy Area" by Schedule 9 – Special Policy Area, Volume 2, Section 11.11 Woodbridge Centre Secondary Plan.
RELATED DEVELOPMENT APPLICATIONS:	DA.23.034
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to facilitate the development of a 6-storey residential apartment building and related Site Plan Application DA.23.034.

The following variances are being requested from the City's Zoning By-law to accommodate the above proposal:

The subject lands are zoned R2A(EN), R2A(EN) – Second Density Residential Zone and EP - Environmental Protection Zone and subject to the provisions of Exception 14.397 & 14.689 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
	This application has been determined to be transitioned in accordance with Section 1.6 and therefore, is subject to Zoning By-law 1-88, as amended.	

The subject lands are zoned RA3(H) on Hold and OS1 Open Space One Zone subject to Exception No. 9(1471) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
1	A maximum encroachment of 0.3 metres is permitted for exterior stairs into the required 4.0 metre interior side yard setback. [Section 3.14 c)]	To permit a maximum encroachment of 2.3 metres into the required interior side yard.
2	A maximum encroachment of 2.6 metres is permitted for an airshaft into the required 5.7 metres front yard setback. [Exception 9(1471) fi)]	To permit a maximum encroachment of 3.5 metres for an airshaft into the required front yard.
3	A maximum encroachment of 1.1 metres is permitted to a utility transformer into the required 5.7 metres front yard setback. [Exception 9(1471) fi)]	To permit a maximum encroachment of 3.0 metres for a utility transformer into the required front yard.
4	The minimum residential parking space ratio of 1.48 parking spaces per unit or 117 residential parking spaces and the total number of parking spaces of 135 spaces is required. [Exception 9(1471) ci)]	To permit a minimum residential parking space ratio of 1.46 parking spaces per unit or 116 residential spaces and a total number of parking spaces of 132 spaces.

HEARING INFORMATION

DATE OF MEETING: Thursday, March 14, 2024
TIME: 6:00 p.m.
MEETING LOCATION: Vaughan City Hall, Woodbridge Room (2nd Floor), 2141 Major Mackenzie Drive
LIVE STREAM LINK: Vaughan.ca/LiveCouncil

HEARING INFORMATION

PUBLIC PARTICIPATION

If you would like to speak to the Committee of Adjustment at the meeting, either remotely or in person, please complete the [Request to Speak Form](#) and submit to cofa@vaughan.ca

If you would like to submit written comments, please quote file number above and submit by mail or email to:

Email: cofa@vaughan.ca

Mail: City of Vaughan, Office of the City Clerk, Committee of Adjustment, 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1

To speak electronically, pre-registration is required by completing the [Request to Speak Form](#) on-line and submitting it to cofa@vaughan.ca no later than NOON on the last business day before the meeting.

THE DEADLINE TO REGISTER TO SPEAK ELECTRONICALLY OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.

INTRODUCTION

Staff and Agencies act as advisory bodies to the Committee of Adjustment. The comments contained in this report are presented as recommendations to the Committee.

Section 45(1) of the Planning Act sets the criteria for authorizing minor variances to the City of Vaughan's Zoning By-law. Accordingly, review of the application may consider the following:

That the general intent and purpose of the by-law will be maintained.

That the general intent and purpose of the official plan will be maintained.

That the requested variance(s) is/are acceptable for the appropriate development of the subject lands.

That the requested variance(s) is/are minor in nature.

Public written and oral submissions relating to this application are taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

COMMITTEE OF ADJUSTMENT

Date Public Notice Mailed:	February 29, 2024
Date Applicant Confirmed Posting of Sign:	February 26, 2024
Applicant Justification for Variances: <small>*As provided in Application Form</small>	To address zoning deficiencies identified in DA.23.034.
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: <small>*ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice.</small>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
COMMENTS:	
None.	
Committee of Adjustment Recommended Conditions of Approval:	None

BUILDING STANDARDS (ZONING)

**See Schedule B for Building Standards (Zoning) Comments

Building Standards Recommended Conditions of Approval:	None
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DEVELOPMENT PLANNING

**See Schedule B for Development Planning Comments.

Development Planning Recommended Conditions of Approval:	That all comments on the Site Development Application DA.23.034 be addressed to the satisfaction of the Development Planning Department.
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DEVELOPMENT ENGINEERING

[Link to Grading Permit](#) [Link to Pool Permit](#) [Link to Curb Curt Permit](#) [Link Culvert Installation](#)

Proposed reduction to parking rates applies solely to resident parking rates and not visitor parking rates. The Development Engineering Department does not object to the Minor Variance application A006/24.

Development Engineering Recommended Conditions of Approval:	None
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PARKS, FORESTRY & HORTICULTURE (PFH)

No comments received to date.

PFH Recommended Conditions of Approval:	None
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DEVELOPMENT FINANCE

No comment no concerns.

Development Finance Recommended Conditions of Approval:	None
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BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES

No comments.

BCLPS Recommended Conditions of Approval:	None
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BUILDING INSPECTION (SEPTIC)

No comments received to date.

Building Inspection Recommended Conditions of Approval:	None
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FIRE DEPARTMENT

No comments received to date.

Fire Department Recommended Conditions of Approval:	None
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RECOMMENDED CONDITIONS OF APPROVAL SUMMARY

Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application, as required by Ontario Regulation 200/96, the following conditions have been recommended:

#	DEPARTMENT / AGENCY	CONDITION
1	Development Planning Nicholas.delprete@vaughan.ca	That all comments on the Site Development Application DA.23.034 be addressed to the satisfaction of the Development Planning Department.
2	TRCA Kristen.Regier@trca.ca	1. That the applicant provides the required fee amount of \$1875.00 payable to the Toronto and Region Conservation Authority. 2. That the applicant obtains a permit for the proposed works pursuant to Ontario Regulation 166/06.

All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval "if required". If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.

IMPORTANT INFORMATION

CONDITIONS: It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (**see condition chart above for contact**). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.

IMPORTANT INFORMATION

APPROVALS: Making any changes to your proposal after a decision has been made may impact the validity of the Committee's decision.

An approval obtained from the Committee of Adjustment, where applicable, is tied to the building envelope shown on the plans and drawings submitted with the application and subject to the variance approval.

A building envelope is defined by the setbacks of the buildings and/or structures shown on the plans and drawings submitted with the application, as required by Ontario Regulation 200/96. Future development outside of an approved building envelope, where a minor variance was obtained, must comply with the provisions of the City's Zoning By-law.

Elevation drawings are provided to reflect the style of roof (i.e. flat, mansard, gable etc.) to which a building height variance has been applied. Where a height variance is approved, building height is applied to the style of roof (as defined in the City's Zoning By-law) shown on the elevation plans submitted with the application.

Architectural design features that are not regulated by the City's Zoning By-law are not to be considered part of an approval unless specified in the Committee's decision.

DEVELOPMENT CHARGES: That the payment of the Regional Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Regional Development Charges By-law in effect at the time of payment.

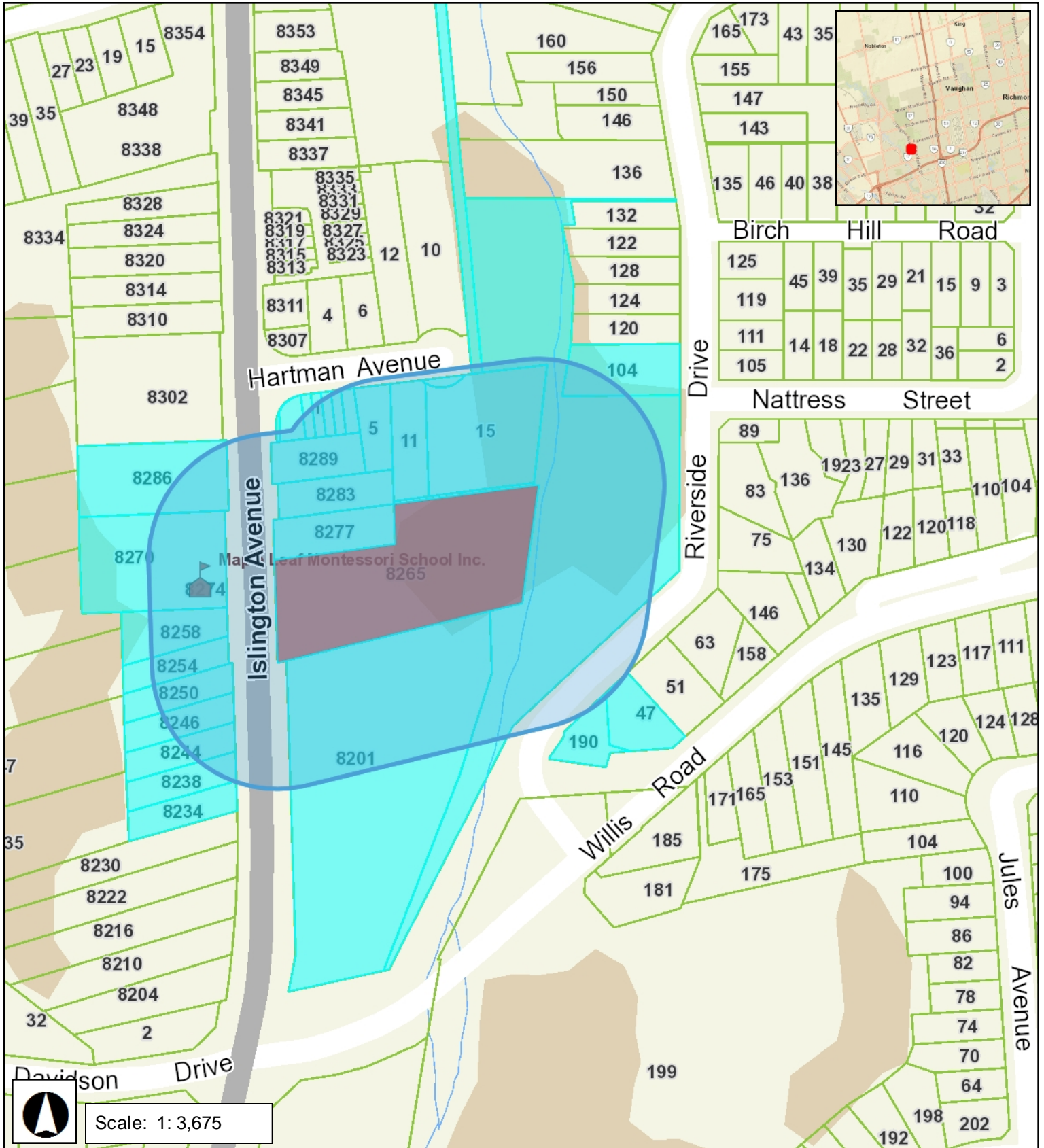
That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department.

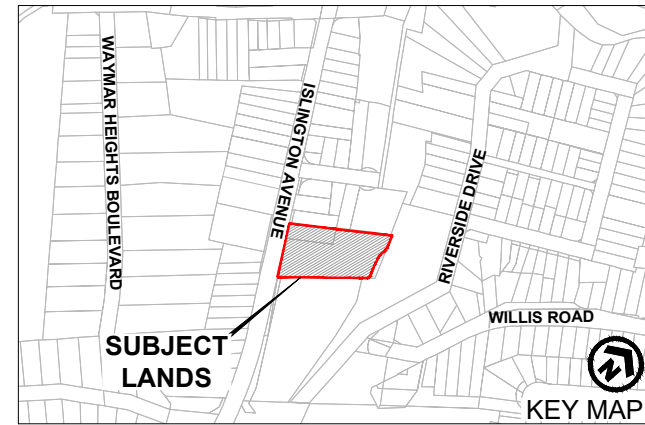
NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee's decision you will **not** receive notice.

SCHEDULE A: DRAWINGS & PLANS



PLANS PREPARED AND VARIANCES IDENTIFIED BY APPLICANT

A006/24



**MINOR VARIANCE SKETCH
DCFM DEVELOPMENTS INC.**

8265 & 8277 ISLINGTON AVENUE
LOTS 7, 7A AND 8, PLAN M-1110
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

OS1 ZONE AREA
(ADDITIONAL LANDS OWNED
BY THE APPLICANT)

#	Zoning By-law 1-88	Variance Requested
1	A maximum encroachment of 0.3m for exterior stairs into the required 4.0m interior side yard [Section 3.14 c)]	To permit a maximum encroachment of 2.3m on the north side of the building.
2	The maximum permitted encroachment to open stairs, planters, terrace, and airshaft, into the minimum 5.7m front yard setback shall be 2.6m [Exception 9(1471)]	To permit a maximum encroachment of 3.5m for an airshaft.
3	A maximum encroachment to the utility transformer into the minimum 5.7m front yard setback, shall be 1.1m [Exception 9(1471)]	To permit a maximum encroachment of 3.0m for a transformer.
4	A minimum residential parking ratio of 1.48 parking spaces per unit or 119 residential parking spaces and the total number of parking spaces required is 135 spaces [Exception 9(1471)]	To permit a total of 116 residential parking spaces and a total of 132 spaces. (Not shown on plan)

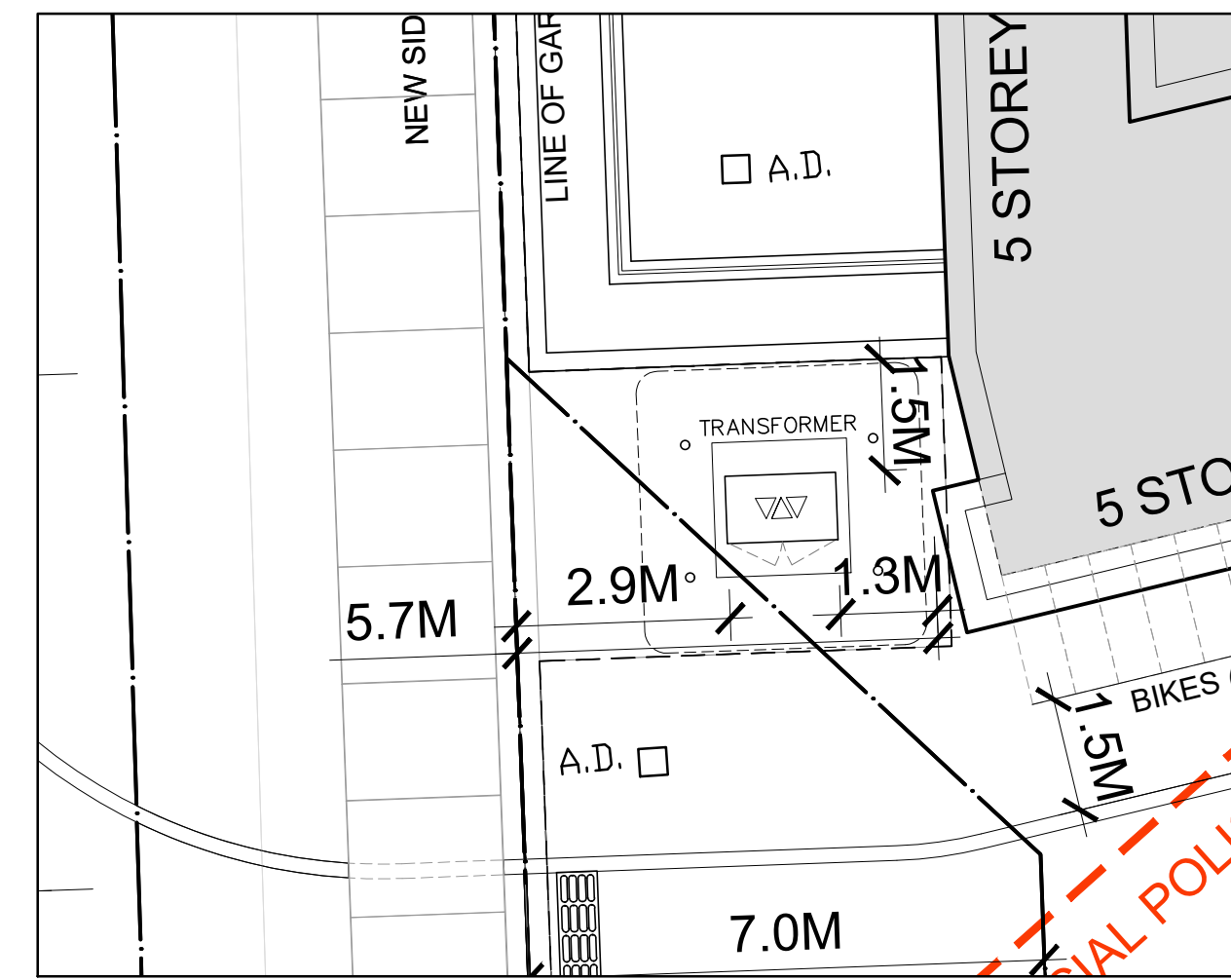


SCALE 1:450
DECEMBER 21, 2023





3 CONTEXT PLAN
1:1500

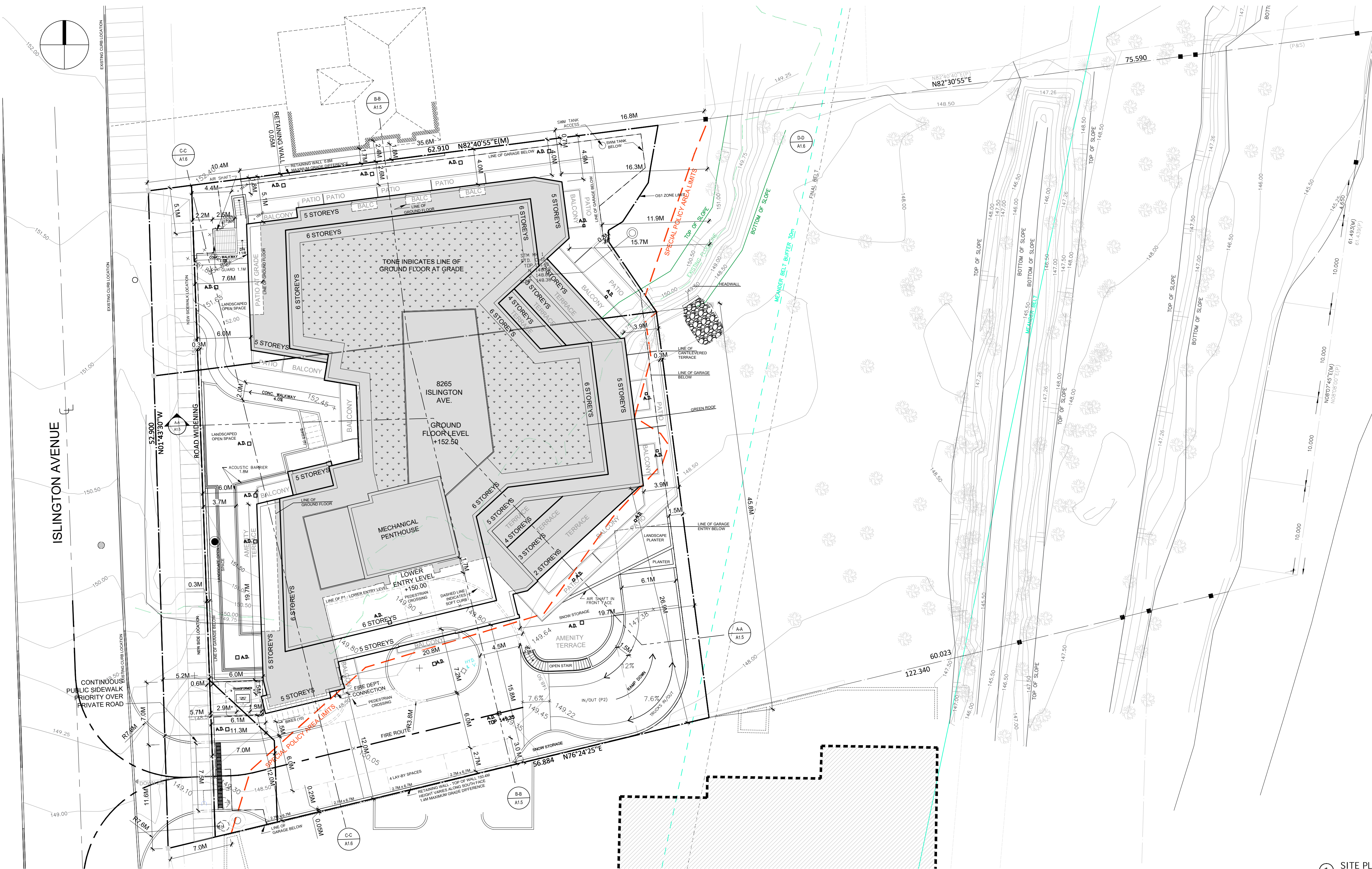
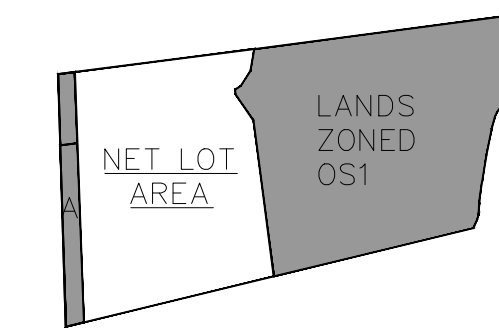


2 TRANSFORMER
1:100

SITE DATA & ZONING NOTES

LEGAL DESCRIPTION
 LOTS 6, 7, 7A AND 8
 PLAN M-1110
 City of Vaughan - Regional Municipality of York
 Siney prepared by KRCMAR 15/Sep/2020
Existing Zoning:
 RA3(H) Apartment Residential Zone with the Holding Symbol (H),
 Open Space Conservation Zone. By-law 036-2023

Original Lot Area	8265 Islington Ave.	7239 SQ.M.
	8277 Islington Ave.	1299 SQ.M.
		8538 SQ.M.
Road Widening		373 SQ.M.
Valley Lands	By-law 036-2023	4492 SQ.M.



1 SITE PLAN
1:250

Proposed 6 Storeys Residential Condominium

FLOOR	GFA (SQ.M)	1BR	2BR	3BR+	SUITES
F1	1570	4	6	0	10
F2	1760	4	12	0	16
F3	1698	5	11	0	16
F4	1648	6	10	0	16
F5	1612	6	8	1	15
F6	1190	0	4	2	6
Mech PH(not included in GFA)	100	0	0	0	0
Total GFA	9478	25	51	3	79

Average Suite Net Area	100.2 SQ.M
Suites <65 SQ.M	19
Suites > 65 SQ.M	60

FSI = 9478m² / 3673 m²	2.6
UPH = 79 units / 0.36 hc	215

SURFACE OF NET LOT	SQ.M.	%
Building Area	1570	43%
Driveway	675	18%
Landscape/ Soft Areas	1428	39%
TOTAL	3673	100%

SETBACKS	*REFER TO SITE PLAN FOR SETBACKS
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BUILDING HEIGHT	22.0m - 6 storeys
Proposed	22.0m - 6 storeys
NOTE:	Average grade at Islington is +150.5

PARKING REQUIRED	119
Residential 1.48 Spaces/Unit	119
Visitor 0.20 Spaces/Unit	16
TOTAL SPACES REQUIRED	135

PARKING SPACE DIMENSIONS	Typical	Barrier Free	Driveway
Typical	2.7 x 6.0m		
Barrier Free	A: 3.4 x 6.0m B: 2.4 x 6.0m		
Driveway			6.0m

PARKING PROVIDED	RESD.	VISITOR	TOTAL
Lay-by parking	0	4	4
Entry Level and P1 (INC. 1 B/F - Type A)	34	12	46
P2 (INC. 4 B/F - 2A + 2B)	82	0	82
TOTAL	116	16	132

BIKE PARKING REQUIRED	40
LONG TERM 0.5 Spaces/Unit (79)	40
SHORT TERM VISITOR 0.1 Spaces/ Unit (79)	8
BIKE PARKING PROVIDED	80
LONG TERM Indoor- South Entry Level	64
SHORT TERM Outdoor- At grade	16
TOTAL PROVIDED	80

SHARED AMENITY SPACE PROVIDED	SQ. M
INDOOR	225
OUTDOOR	140
TOTAL	365

26 MAY 2023	06	ISSUED FOR SPA
12 JAN 2023	05	ISSUED FOR OPA AND ZBA
10 AUG 2022	04	ISSUED FOR OPA AND ZBA
08 MAY 2022	03	ISSUED FOR OPA AND ZBA
29 NOV 2021	02	ISSUED FOR OPA AND ZBA
15 JAN 2021	01	ISSUED FOR OPA AND ZBA

DATE	No.	ISSUE
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ARCHITECT:
TREGEBOV COGAN ARCHITECTURE

40 St. Clair Avenue East, Suite 303
Toronto, ON M4T 1M9
PHONE: 647.352.3350

OWNER:
DCFM

91 Delta Park Boulevard Unit 4
Brampton, ON L6T 5E7

CONSULTANTS:
 PLANNER
 GSAI
 Glen Schnarr & Associates Inc.
 700 - 10 Kingsbridge Garden Circle
 Mississauga, ON L4R 3G5
 CIVIL ENGINEER
 Skira & Associates Ltd.
 3484 Semenyk Court, Suite 100
 Mississauga, Ontario L5C 4P8
 LANDSCAPE ARCHITECT
 Landscape Planning
 85 Main Street, Suite 207
 Richmond Hill, ON L4B 3E2

PROJECT NAME:
LA SCALA
8265 & 8277 Islington Ave.
Vaughan, ON

DRAWING TITLE:
**- CONTEXT PLAN
- SITE PLAN
- SITE STATISTICS**

PRINT DATE: 12 - JAN - 2024

	PROJ. No.: 1072 SCALE: AS NOTED DRAWN BY: TCA	ONTARIO ASSOCIATION OF ARCHITECTS ALAN J. TREGEBOV LICENSE 3606 DEV APPLICATION NO.: DWG NO. A-1.1 OPA AND ZBA
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① VIEW FROM SOUTHWEST - ISLINGTON AV



② VIEW FROM SOUTHEAST



③ VIEW FROM NORTHWEST - ISLINGTON AV



④ OVERALL VIEW FROM SOUTHWEST



⑤ VIEW FROM EAST - VALLEY LANDS



⑥ OVERALL VIEW FROM NORTHWEST

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Mississauga, ON L5R 3G5

CIVIL ENGINEER
Skira & Associates Ltd.
3484 Semenyk Court, Suite 100
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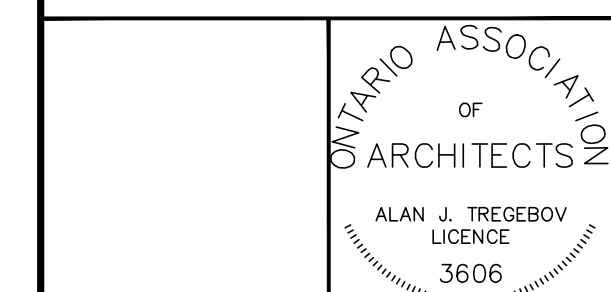
LANDSCAPE ARCHITECT
Landscape Planning
80 Mural Street, Suite 207
Richmond Hill, ON L4B 3G2

PROJECT NAME:
LA SCALA

8265 & 8277 Islington Ave.
Vaughan, ON

DRAWING TITLE:
- 3D VIEWS

PRINT DATE: 12 -JAN- 2024

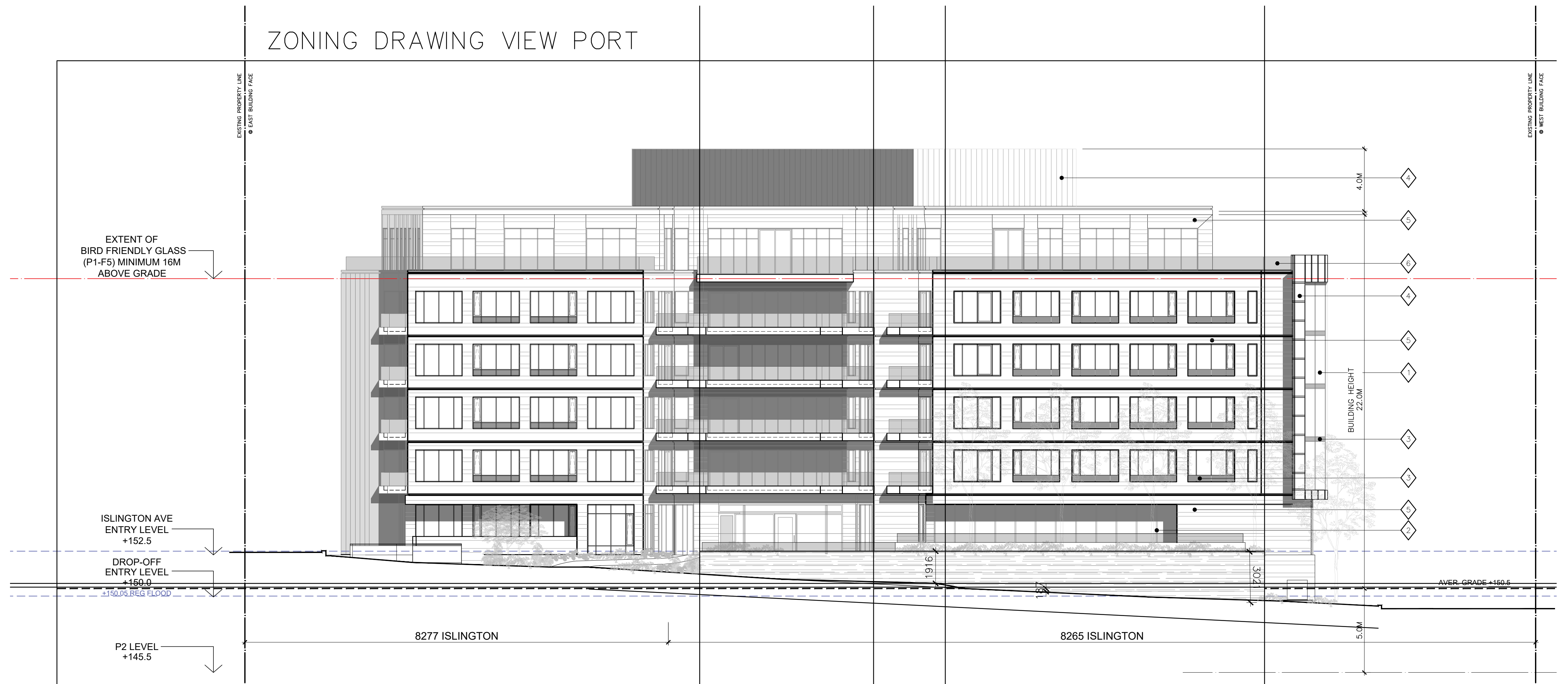


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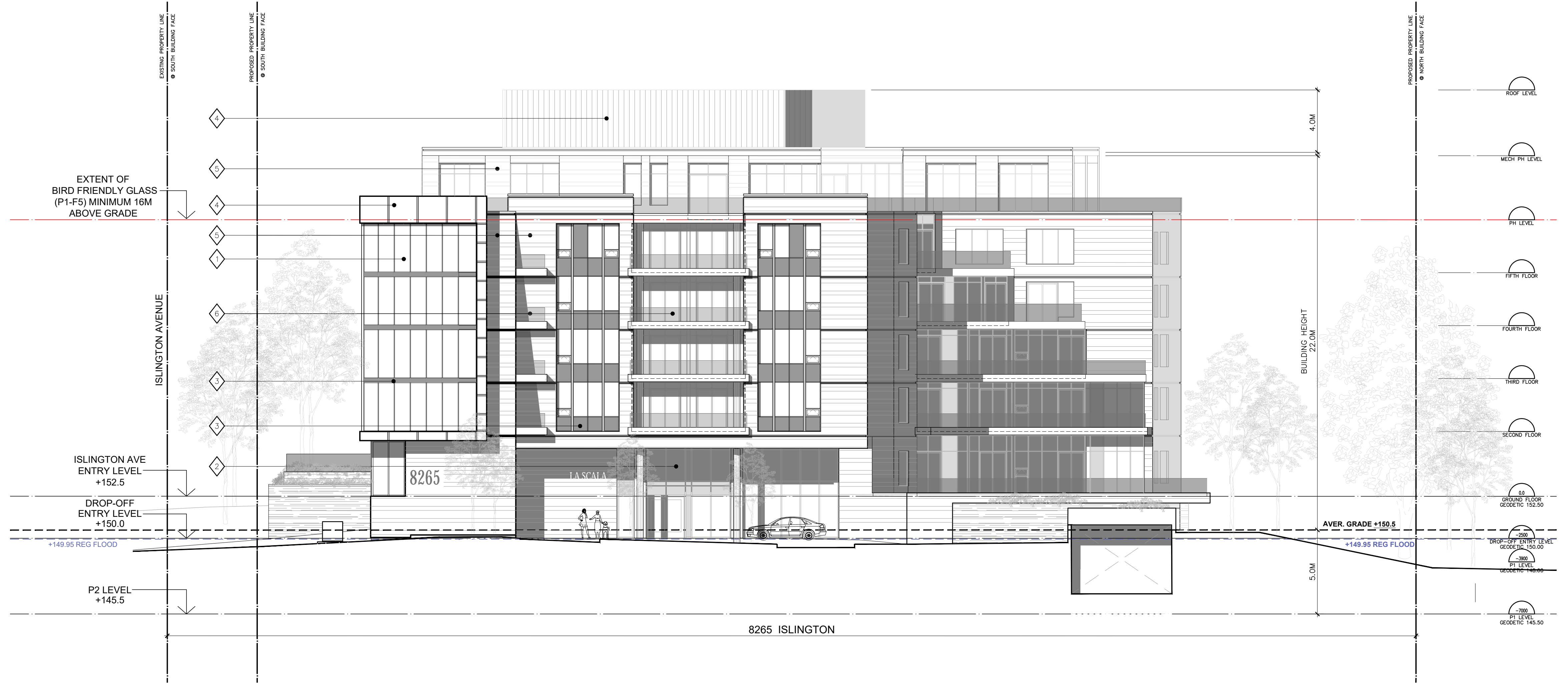
SCALE: DWG NO.

DRAWN BY: TCA **A-1.2**
OPA AND ZBA

ZONING DRAWING VIEW PORT



1 WEST ELEVATION - ISLINGTON AVE ENTRY
1:150



2 SOUTH ELEVATION - DROP-OFF ENTRY
1:150

- ### MATERIALS LEGEND
- 1 ALUMINUM WINDOW WALL
 - 2 ALUMINUM CURTAIN WALL
 - 3 GLASS SPANDREL PANEL
 - 4 METAL PANEL
 - 5 STONE OR PRECAST STONE
 - 6 CLEAR GLASS GUARD

BIRD FRIENDLY GLAZING
VISUAL MARKERS 5mm Ø
SPACED MAX. 5cm VERTICALLY
AND 10cm HORIZONTALLY

BIRD SAFE TREATMENT EXTERIOR SPECIFICATION CHECKLIST

- AT GRADE CONDITION**
- Bird safe treatments are applied on minimum 90% of contiguous glass panel area greater than 2 sq m and within 16m from finished grade or to the height of the adjacent mature tree canopy, whichever is greater.
 - Treatments are applied to all glass panels areas that creates fly-through conditions and are adjacent to natural heritage features.
 - Treatments are identified and redlined on the elevation drawings.
- ROOF LANDSCAPE CONDITIONS**
- Development contains no glass panel within 16m from roof level finished grade.
 - If glazing is adjacent to green roofs and/or rooftop vegetation, bird safe treatment is applied at a height of 4m from the surface of the green roof or the height of the adjacent mature vegetation, whichever is greater.

NOTE:
BUILDING ADDRESS NUMBERING AND NAME IS IN CONFORMANCE WITH SECTION 7.2 OF THE CITY OF VAUGHAN'S SIGN BYLAW.

26.MAY.2023	06	ISSUED FOR SPA
12.JAN.2023	05	ISSUED FOR OPA AND ZBA
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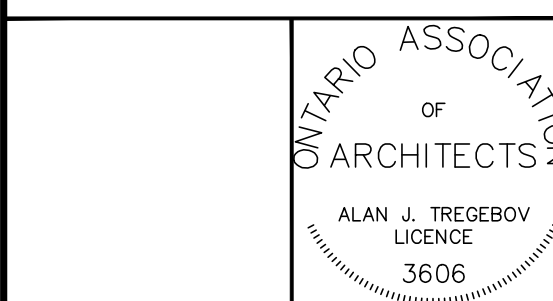
LA SCALA

8265 & 8277 Islington Ave.
Vaughan, ON

DRAWING TITLE:

- WEST ELEVATION
- SOUTH ELEVATION

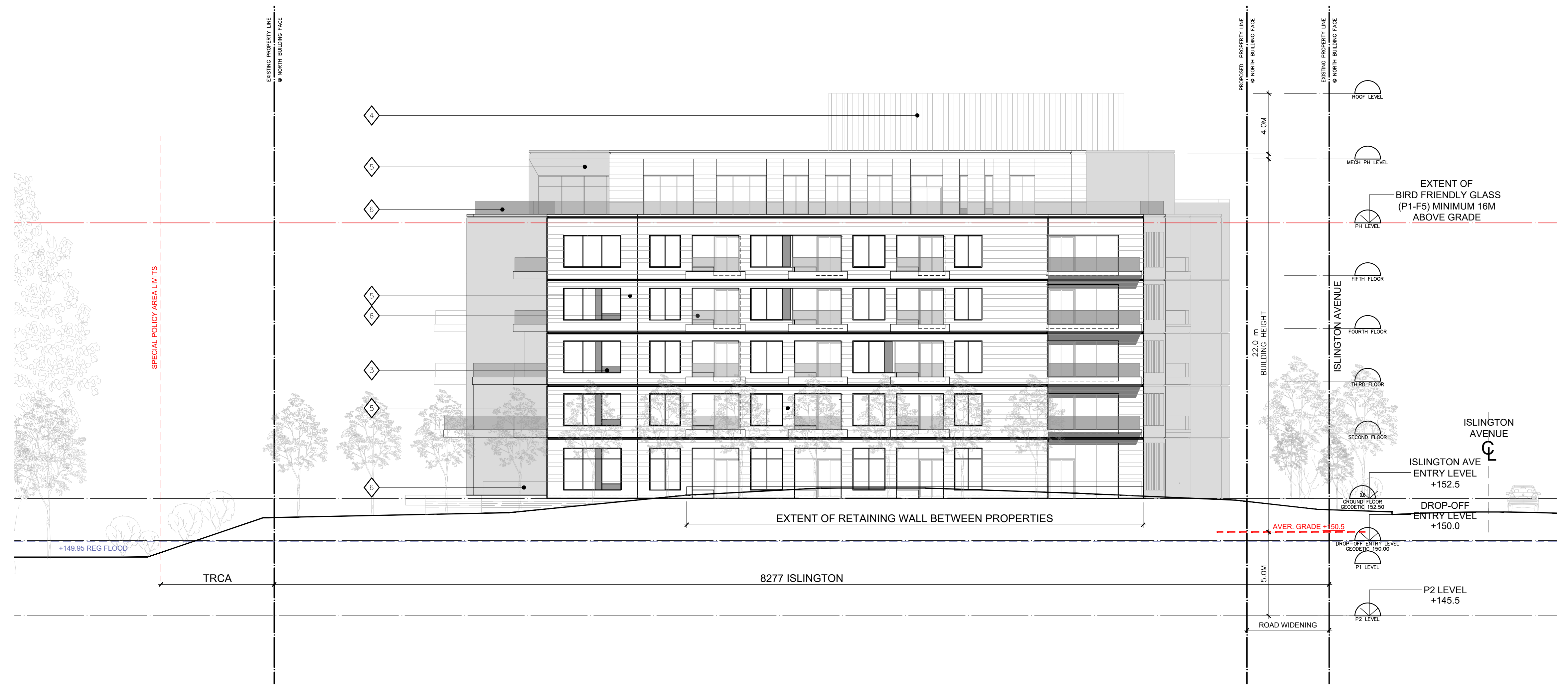
PRINT DATE: 12-JAN-2024



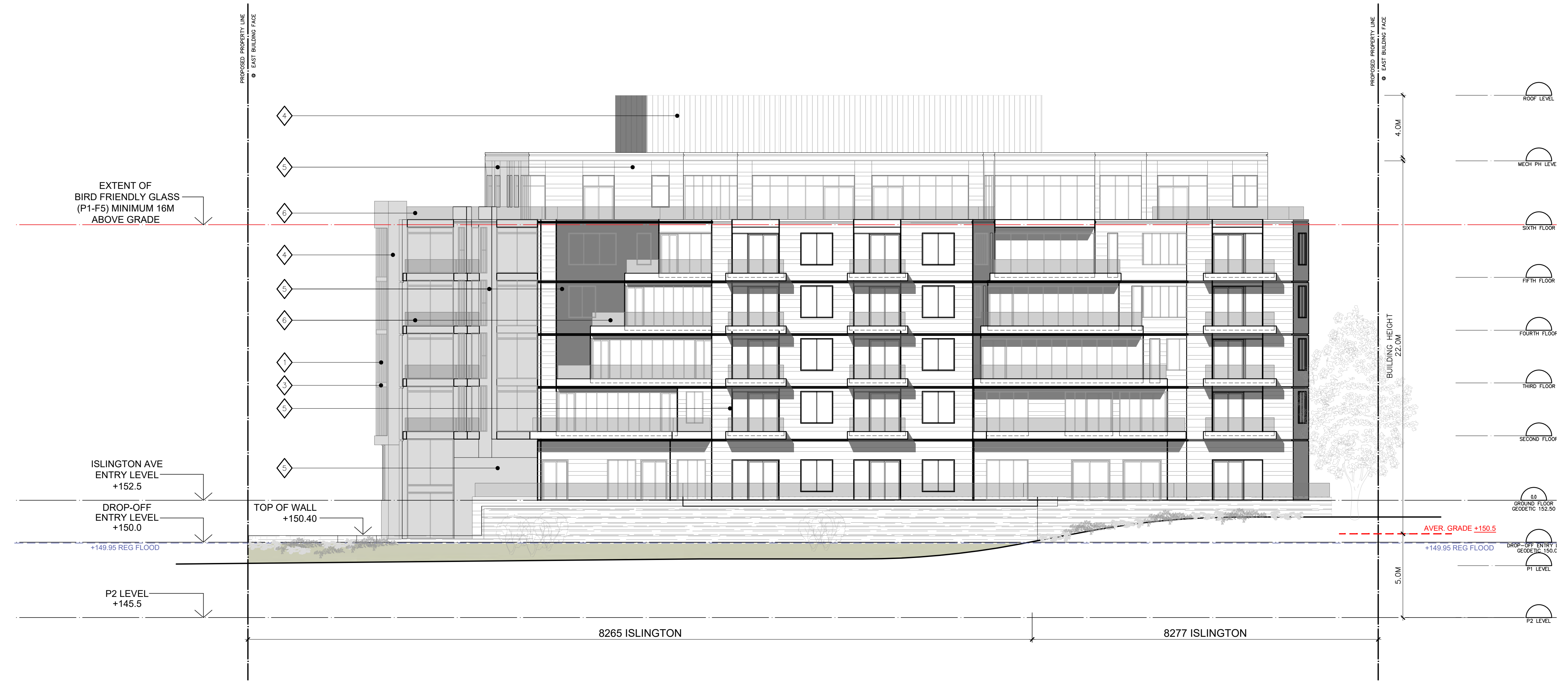
PROJ. No.: 1072 DEV APPLICATION NO.:

SCALE: 1:150 DWG NO. A-1.3

DRAWN BY: TCA OPA AND ZBA



1 NORTH ELEVATION - RAVINE
1:150



2 EAST ELEVATION - HUMBER RIVER
1:150

MATERIALS LEGEND

- 1 ALUMINUM WINDOW WALL
- 2 ALUMINUM CURTAIN WALL
- 3 GLASS SPANDREL PANEL
- 4 METAL PANEL
- 5 STONE OR PRECAST STONE
- 6 CLEAR GLASS GUARD

BIRD FRIENDLY GLAZING
VISUAL MARKERS 5mm Ø
SPACED MAX. 5cm VERTICALLY
AND 10cm HORIZONTALLY

BIRD SAFE TREATMENT EXTERIOR
SPECIFICATION CHECKLIST

- AT GRADE CONDITION
- Bird safe treatments are applied on minimum 90% of contiguous glass panel area greater than 2 sq m and within 16m from finished grade or to the height of the adjacent mature tree canopy, whichever is greater.
 - Treatments are applied to all glass panels areas that creates fly-through conditions and are adjacent to natural heritage features.
 - Treatments are identified and redlined on the elevation drawings.
- ROOF LANDSCAPE CONDITIONS
- Development contains no glass panel within 16m from roof level finished grade.
 - If glazing is adjacent to green roofs and/or rooftop vegetation, bird safe treatment is applied at a height of 4m from the surface of the green roof or the height of the adjacent mature vegetation, whichever is greater.

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TREGEBOV COGAN ARCHITECTURE
40 St. Clair Avenue East, Suite 303
Toronto, ON M4T 1M9
PHONE: 647.352.3350

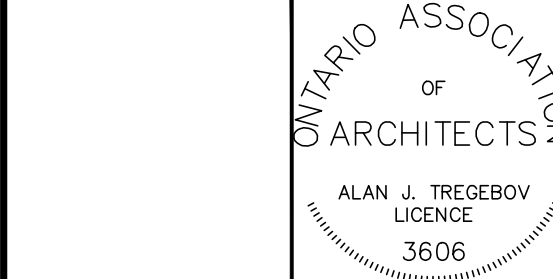
OWNER:
DCFM
91 Delta Park Boulevard Unit 4
Brampton, ON L6T 5E7

CONSULTANTS:
PLANNER
GSAI
Glen Schnarr & Associates Inc.
700 - 10 Kingsville Garden Circle
Mississauga, ON L4R 3G5
CIVIL ENGINEER
Skira & Associates Ltd.
3484 Semenyx Court, Suite 100
Mississauga, Ontario L5C 4P8
LANDSCAPE ARCHITECT
Landscape Planning
85 Mural Street, Suite 207
Richmond Hill, ON L4B 3G2

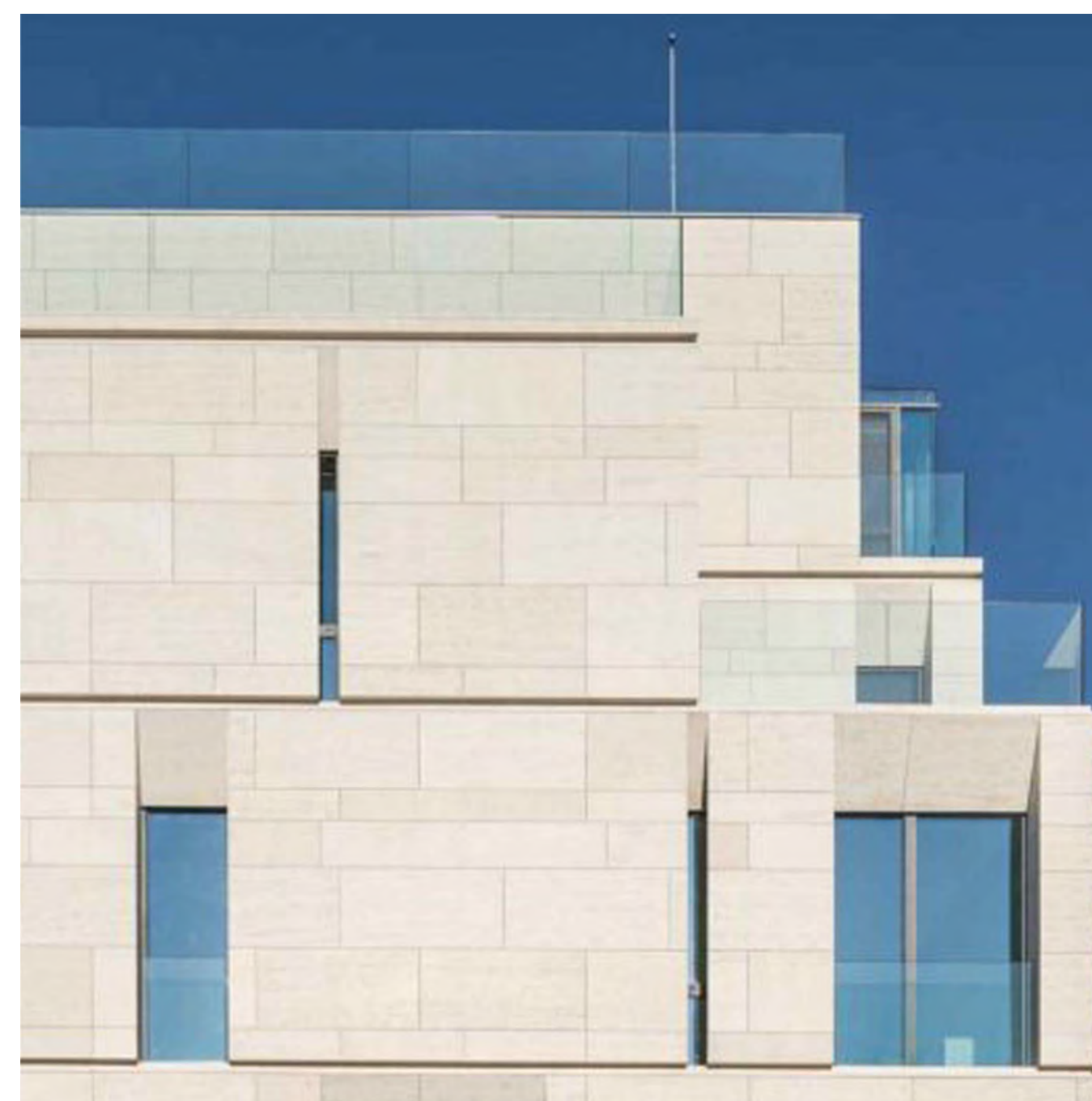
PROJECT NAME:
LA SCALA
8265 & 8277 Islington Ave.
Vaughan, ON

DRAWING TITLE:
**- NORTH ELEVATION
- EAST ELEVATION**

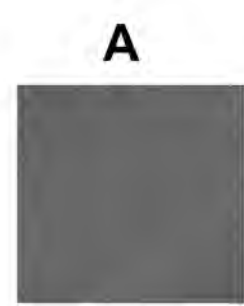
PRINT DATE: 12 - JAN - 2024



PROJ. No.: 1072	DEV APPLICATION NO.:
SCALE: 1:150	DWG. NO. A-1.4
DRAWN BY: TCA	OPA AND ZBA



REFERENCE IMAGE



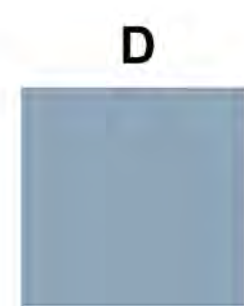
A METAL PANEL
Alucobond Aluminum Composite Material
Colour- Cubanite
Metallic
Uses:
Cladding, Mullions & Louvers



B STONE
Indiana Limestone
Textured finish
Customized size, stacked
Uses:
Cladding at Ground Floor/ Retaining walls



C STONE
Indiana Limestone or Precast
Smooth finish
Customized size, stacked
Uses: Cladding



D SPANDREL PANELS
Colour - Medium Grey
Uses:
Spandrel Panels



E GLASS
Colour - Clear
Laminated Heat-strengthened
Uses: Railings
UV Coated glass visible to birds
NOTE
All exterior glazing within the first 16m of the building above grade will have visual markers



F GLASS
Colour- Silver Tinted
60%+ Privacy
50% Reflection
50% Heat Absorbance
Uses: Glazing/ Windows
UV Coated glass visible to birds
NOTE
All exterior glazing within the first 16m of the building above grade will have visual markers

NOTE:
BUILDING ADDRESS NUMBERING AND NAME IS IN CONFORMANCE WITH SECTION 7.2 OF THE CITY OF VAUGHAN'S SIGN BYLAW.

BIRD FRIENDLY GLAZING
VISUAL MARKERS 5mm Ø
SPACED MAX. 5cm VERTICALLY
AND 10cm HORIZONTALLY

BIRD SAFE TREATMENT EXTERIOR
SPECIFICATION CHECKLIST
AT GRADE CONDITION

- Bird safe treatments are applied on minimum 90% of contiguous glass panel area greater than 2 sq.m and within 16m from finished grade or to the height of the adjacent mature tree canopy, whichever is greater.
 - Treatments are applied to all glass panels areas that creates fly-through conditions and are adjacent to natural heritage features.
 - Treatments are identified and redlined on the elevation drawings.
- ROOF LANDSCAPE CONDITIONS
- Development contains no glass panel within 16m from roof level finished grade.
 - If glazing is adjacent to green roofs and/or rooftop vegetation, bird safe treatment is applied at a height of 4m from the surface of the green roof or the height of the adjacent mature vegetation, whichever is greater.

26.MAY.2023	06	ISSUED FOR SPA
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08.MAY.2022	03	ISSUED FOR OPA AND ZBA
29.NOV.2021	02	ISSUED FOR OPA AND ZBA
15.JAN.2021	01	ISSUED FOR OPA AND ZBA

DATE	No.	ISSUE
------	-----	-------

ARCHITECT:

TREGEBOV COGAN ARCHITECTURE

40 St. Clair Avenue East, Suite 303
Toronto, ON M4T 1M9
PHONE: 647.352.3350

OWNER:
DCFM

91 Delta Park Boulevard Unit 4
Brampton, ON L6T 5E7

CONSULTANTS:

PLANNER
GSAI
Glen Schnarr & Associates Inc.
700 - 10 Kingsbridge Garden Circle
Mississauga, ON L5R 3G5

CIVIL ENGINEER
Skira & Associates Ltd.
3484 Semenyk Court, Suite 100
Mississauga, Ontario L5C 4P8

LANDSCAPE ARCHITECT
Landscape Planning
80 Main Street, Suite 207
Richmond Hill, ON L4B 3S2

PROJECT NAME:
LA SCALA

8265 & 8277 Islington Ave.
Vaughan, ON

DRAWING TITLE:

- MATERIAL BOARD
- PARTIAL SOUTH
ELEVATION

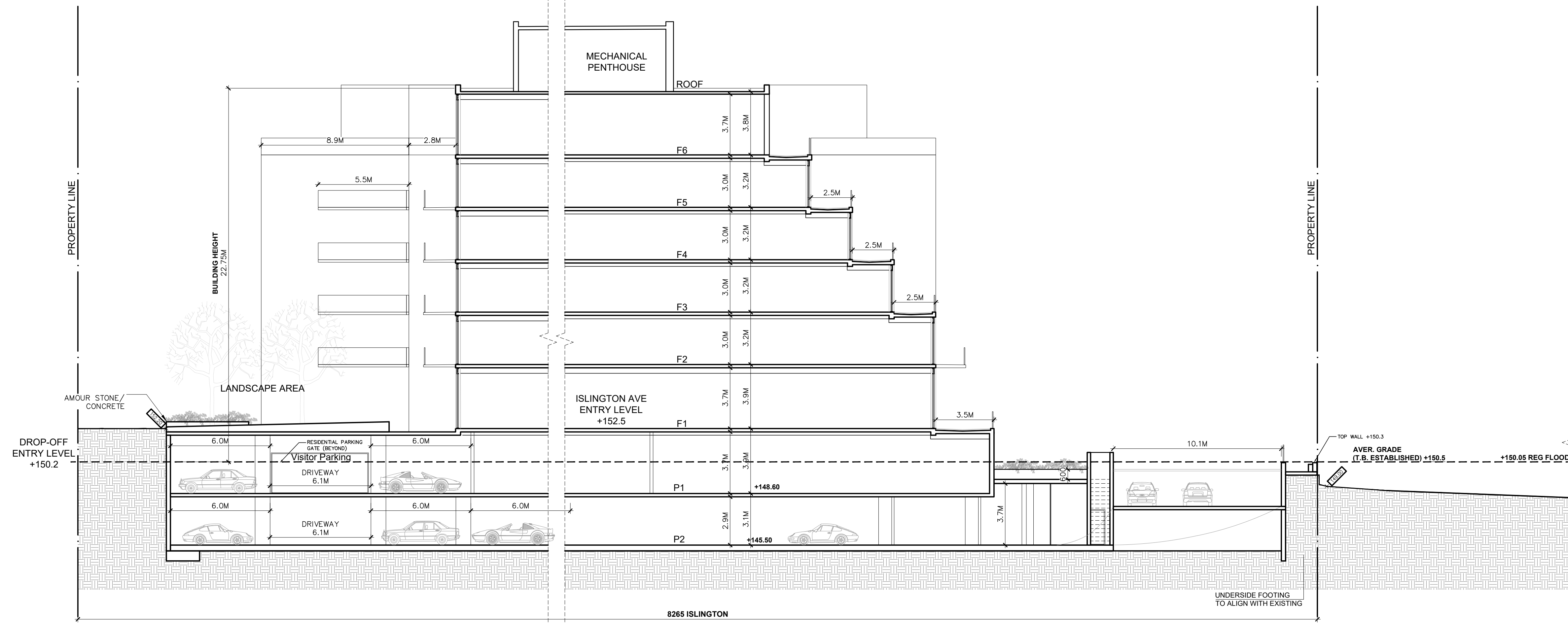
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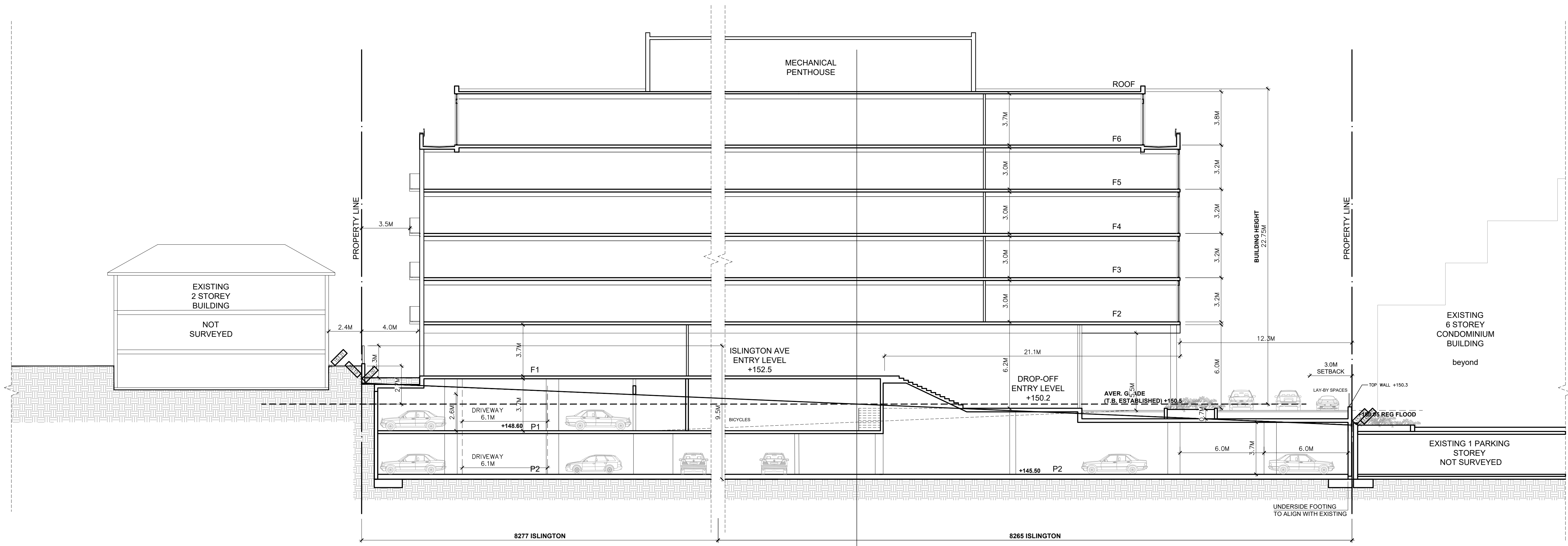
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SCALE: 1:50 DWG. NO. A-1.4B

DRAWN BY: TCA OPA AND ZBA



1 Section A - A
1:150



2 Section B - B
1:150

DATE	No.	ISSUE
28 MAY 2023	06	ISSUED FOR SPA
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40 St. Clair Avenue East, Suite 303
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PHONE: 647.352.3350

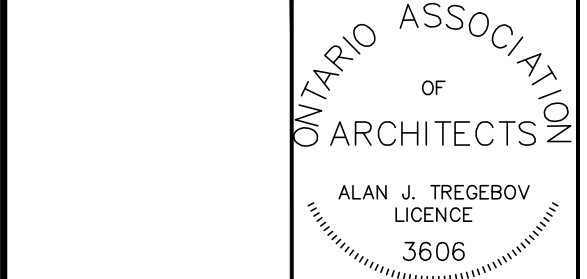
OWNER:
DCFM
91 Delta Park Boulevard Unit 4
Brampton, ON L6T 5E7

CONSULTANTS:
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GSAI
Glen Schnarr & Associates Inc.
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Mississauga, ON L4R 3G5
CIVIL ENGINEER
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3484 Semenyk Court, Suite 100
Mississauga, Ontario L5C 4P8
LANDSCAPE ARCHITECT
Landscape Planning
85 Maril Street, Suite 207
Richmond Hill, ON L4B 3S2

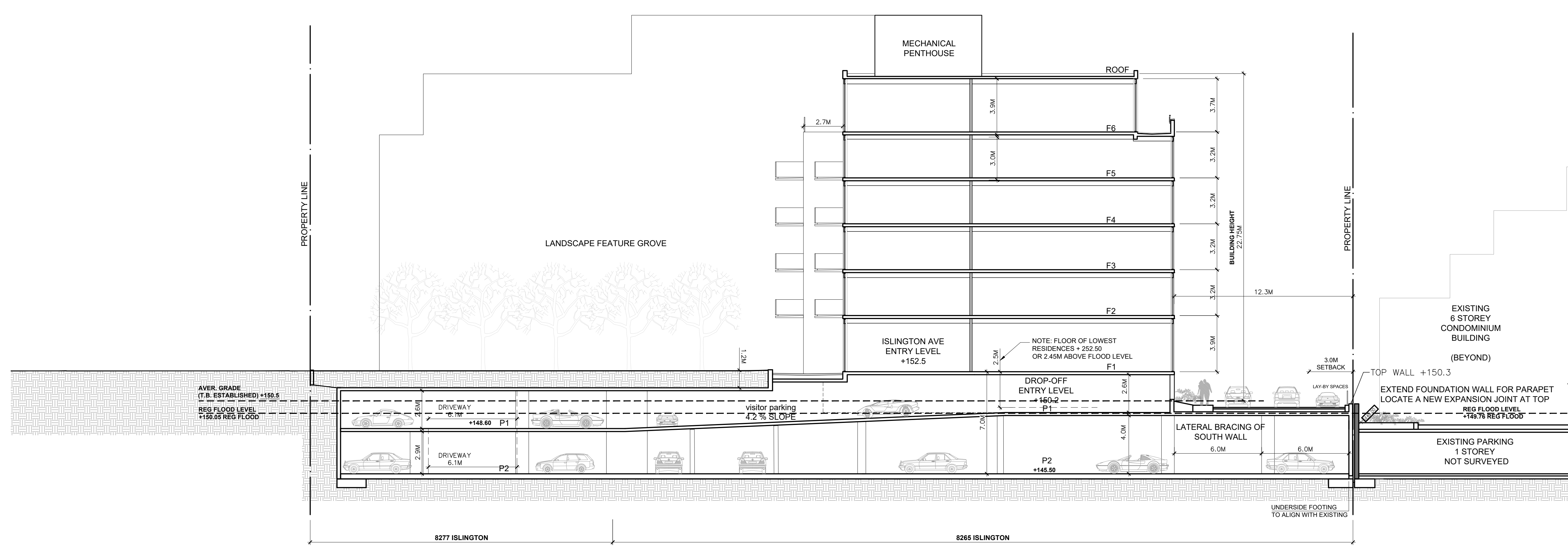
PROJECT NAME:
LA SCALA
8265 & 8277 Islington Ave.
Vaughan, ON

DRAWING TITLE:
**- SECTION A - A'
- SECTION B - B'**

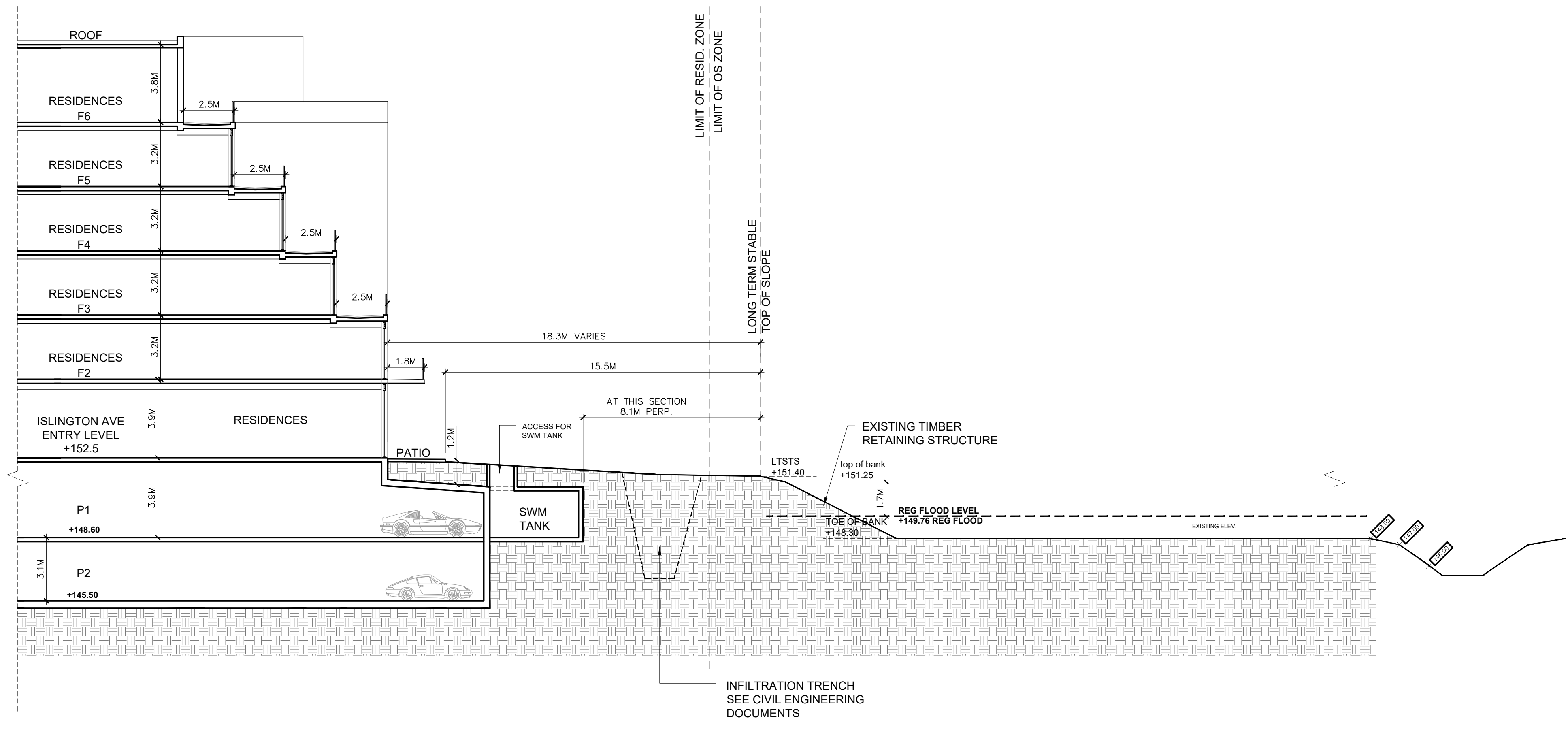
PRINT DATE: 12 -JAN- 2024



PROJ. No.: 1072
SCALE: 1:150
DRAWN BY: TCA
DEV APPLICATION NO.:
DWG NO.:
A-1.5
OPA AND ZBA



1 Section C - C
1:150



1 Section D - D
1:150

26 MAY 2023	06	ISSUED FOR SPA
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DATE	No.	ISSUE
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ARCHITECT:
TREGEBOV COGAN ARCHITECTURE
 40 St. Clair Avenue East, Suite 303
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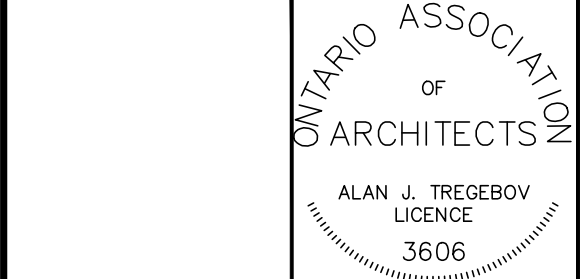
OWNER:
DCFM
 91 Delta Park Boulevard Unit 4
 Brampton, ON L6T 5E7

CONSULTANTS:
 PLANNER
 GSAI
 Glen Schnarr & Associates Inc.
 700 - 10 Kingsbridge Garden Circle
 Mississauga, ON L4R 3G5
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 3484 Steeles Court, Suite 100
 Mississauga, Ontario L5C 4P8
 LANDSCAPE ARCHITECT
 Landscape Planning
 85 Main Street, Suite 207
 Richmond Hill, ON L4B 3G2

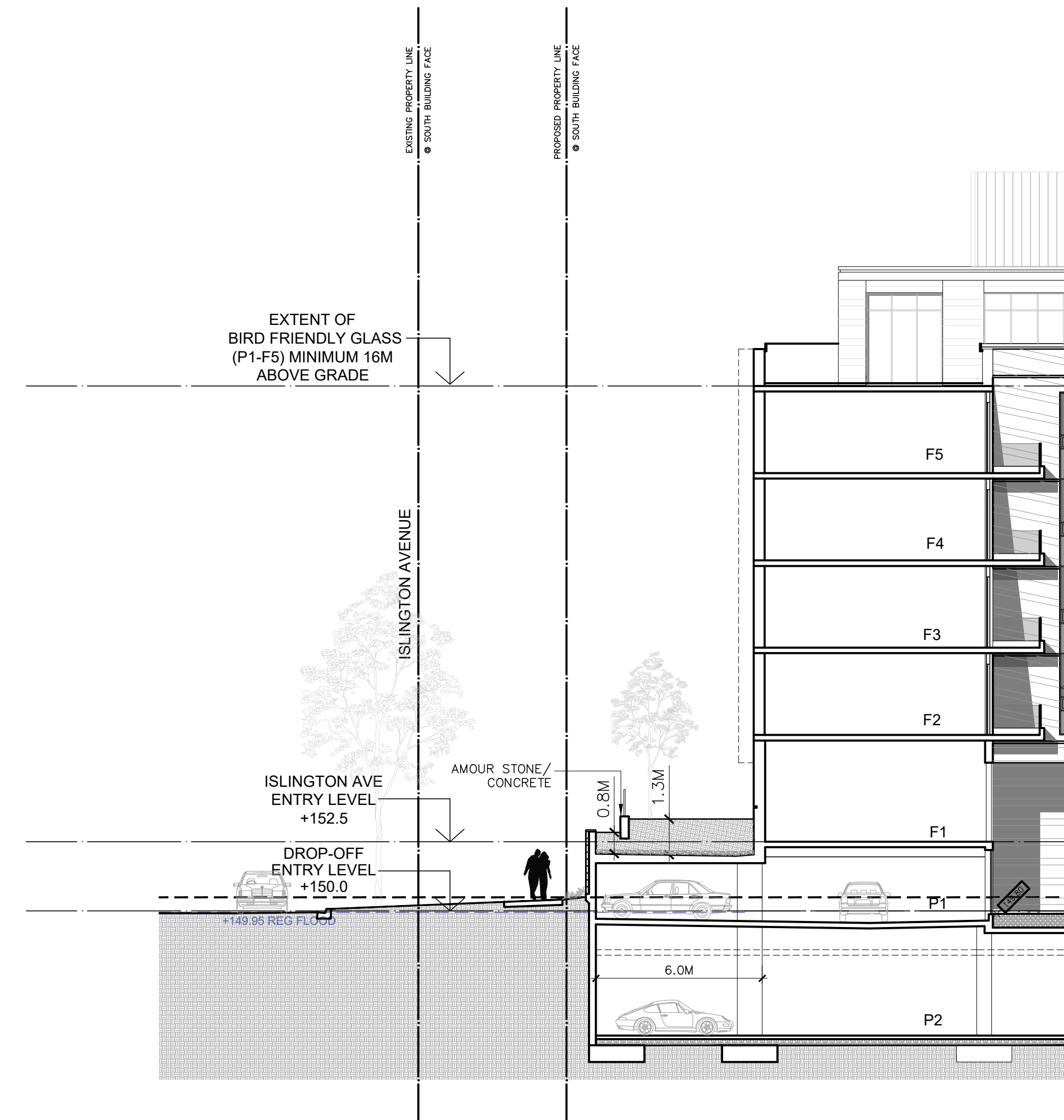
PROJECT NAME:
LA SCALA
 8265 & 8277 Islington Ave.
 Vaughan, ON

DRAWING TITLE:
 - SECTION C - C'
 - SECTION D - D'
 - SECTION E - E'

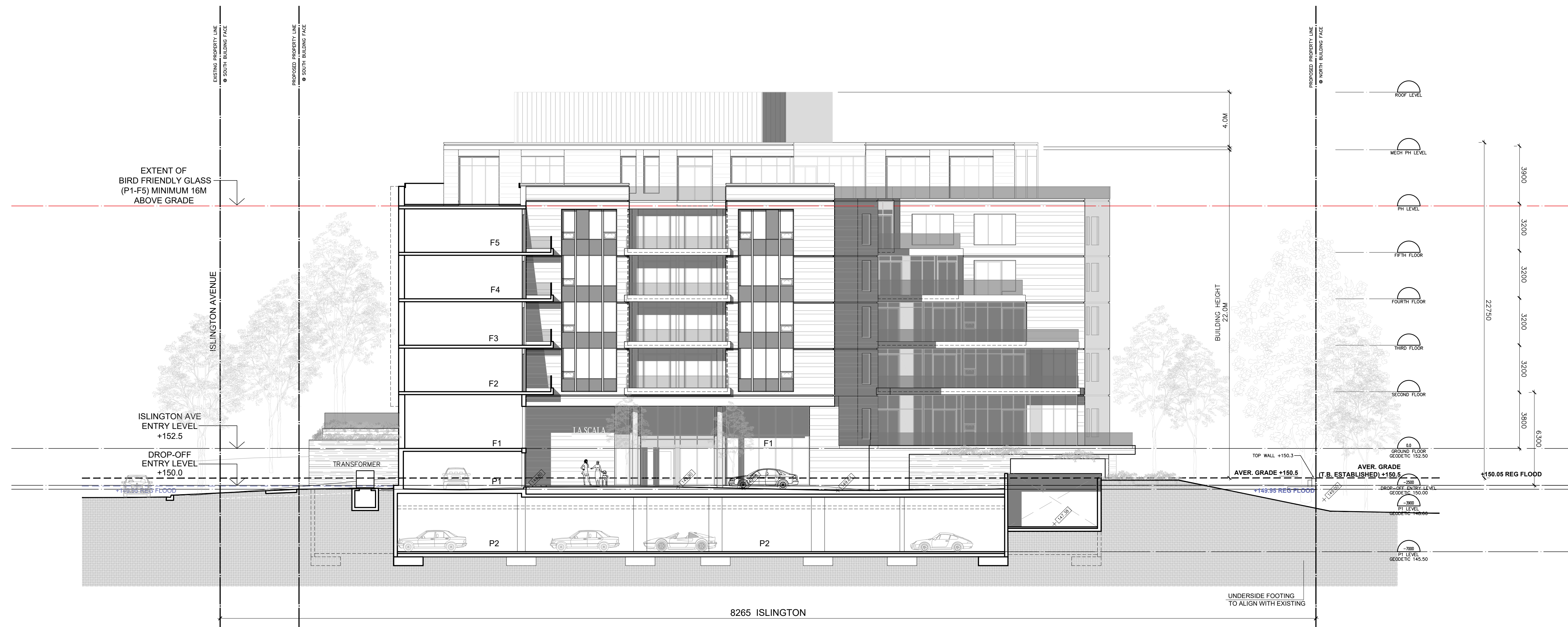
PRINT DATE: 12 -JAN- 2024



PROJ. No.: 1072
 SCALE: 1:150
 DRAWN BY: TCA
 DEV APPLICATION NO.:
 DWG NO.:
A-1.6
 OPA AND ZBA



2 Section J - J
1:150



1 Section H - H
1:150

DATE	No.	ISSUE
28.MAY.2023	06	ISSUED FOR SPA
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15.JAN.2021	01	ISSUED FOR OPA AND ZBA

ARCHITECT:
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40 St. Clair Avenue East, Suite 303
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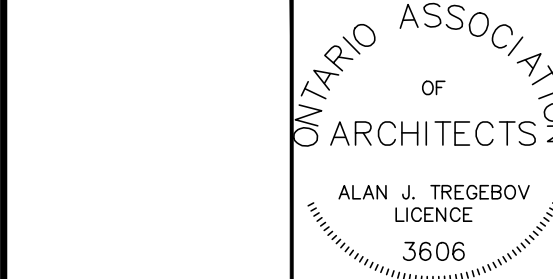
OWNER:
DCFM
91 Delta Park Boulevard Unit 4
Brampton, ON L6T 5E7

CONSULTANTS:
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GSAI
Glen Schnarr & Associates Inc.
700 - 10 Kingsville Garden Circle
Mississauga, ON L4R 3G5
CIVIL ENGINEER
Skira & Associates Ltd.
3484 Steeles Court, Suite 100
Mississauga, Ontario L5C 4P8
LANDSCAPE ARCHITECT
Landscape Planning
85 Mural Street, Suite 207
Richmond Hill, ON L4B 3G2

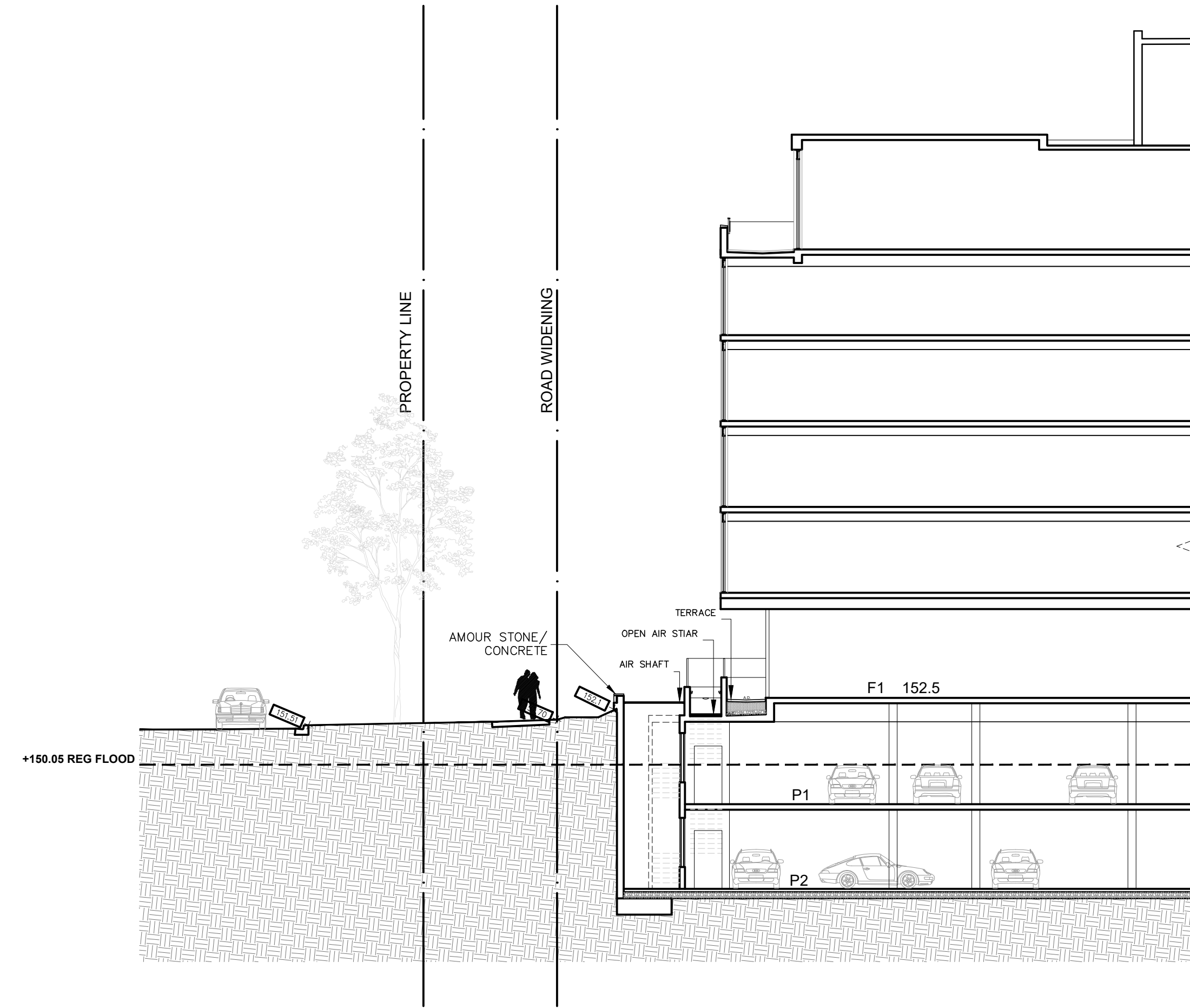
PROJECT NAME:
LA SCALA
8265 & 8277 Islington Ave.
Vaughan, ON

DRAWING TITLE:
- SECTION H - H'

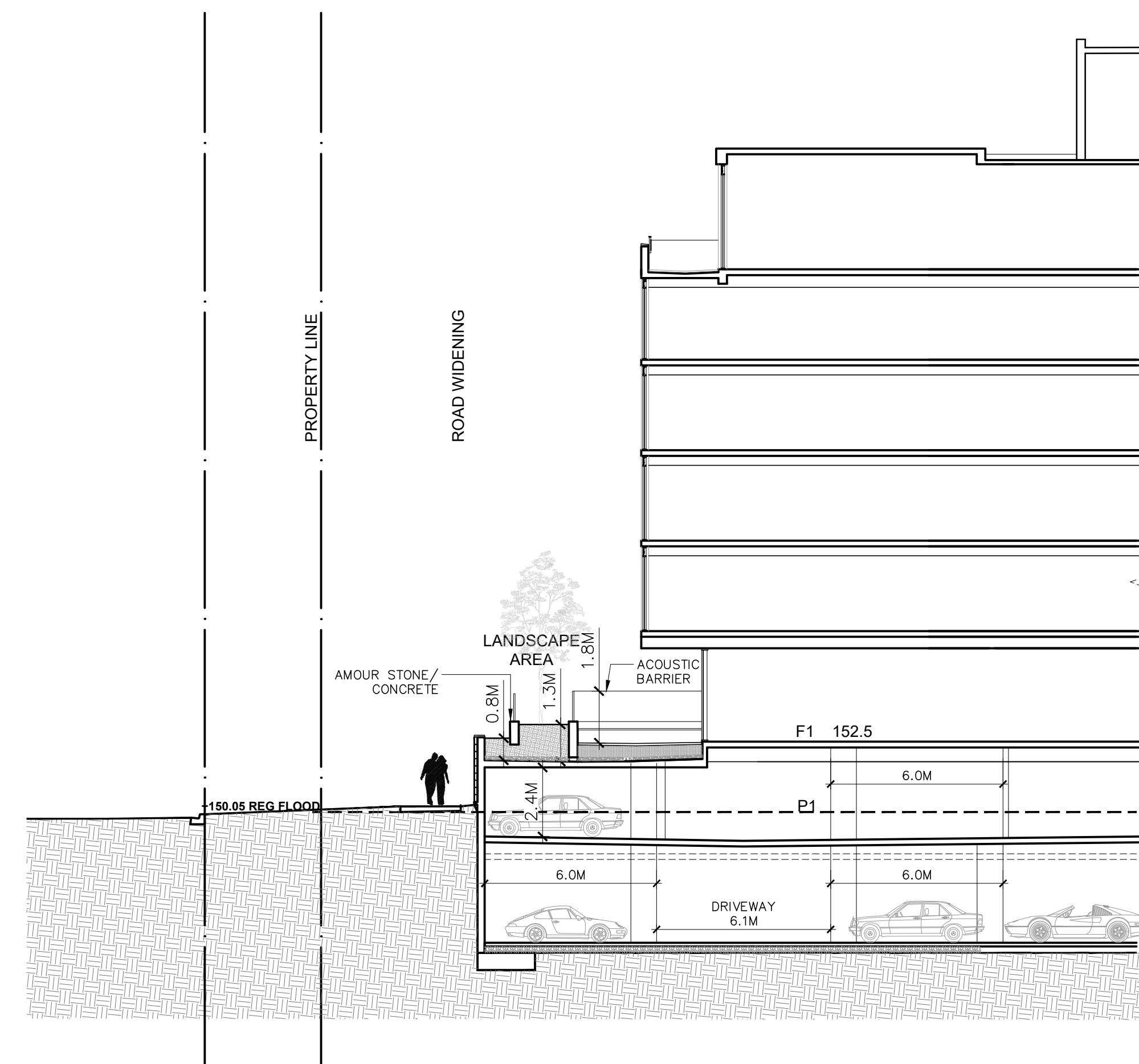
PRINT DATE: 12 -JAN- 2024



PROJ. No.: 1072
SCALE: 1:150
DRAWN BY: TCA
DEV APPLICATION NO.:
DWG NO. **A-1.7**
OPA AND ZBA



② Section L - L
1:150



① Section K - K
1:150

DATE	No.	ISSUE
26.MAY.2023	06	ISSUED FOR SPA
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ARCHITECT:

TREGEBOV COGAN ARCHITECTURE

40 St. Clair Avenue East, Suite 303
Toronto, ON M4T 1M9
PHONE: 647.352.3350

OWNER:

DCFM

91 Delta Park Boulevard Unit 4
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CONSULTANTS:

PLANNER
GSAI
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Mississauga, ON L5R 3K5

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Skira & Associates Ltd.
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Mississauga, Ontario L5C 4P8

LANDSCAPE ARCHITECT
Landscape Planning
85 Mural Street, Suite 207
Richmond Hill, ON L4B 3G2

PROJECT NAME:

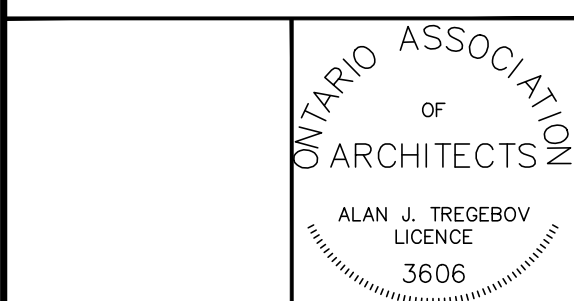
LA SCALA

8265 & 8277 Islington Ave.
Vaughan, ON

DRAWING TITLE:

- SECTION H - H'

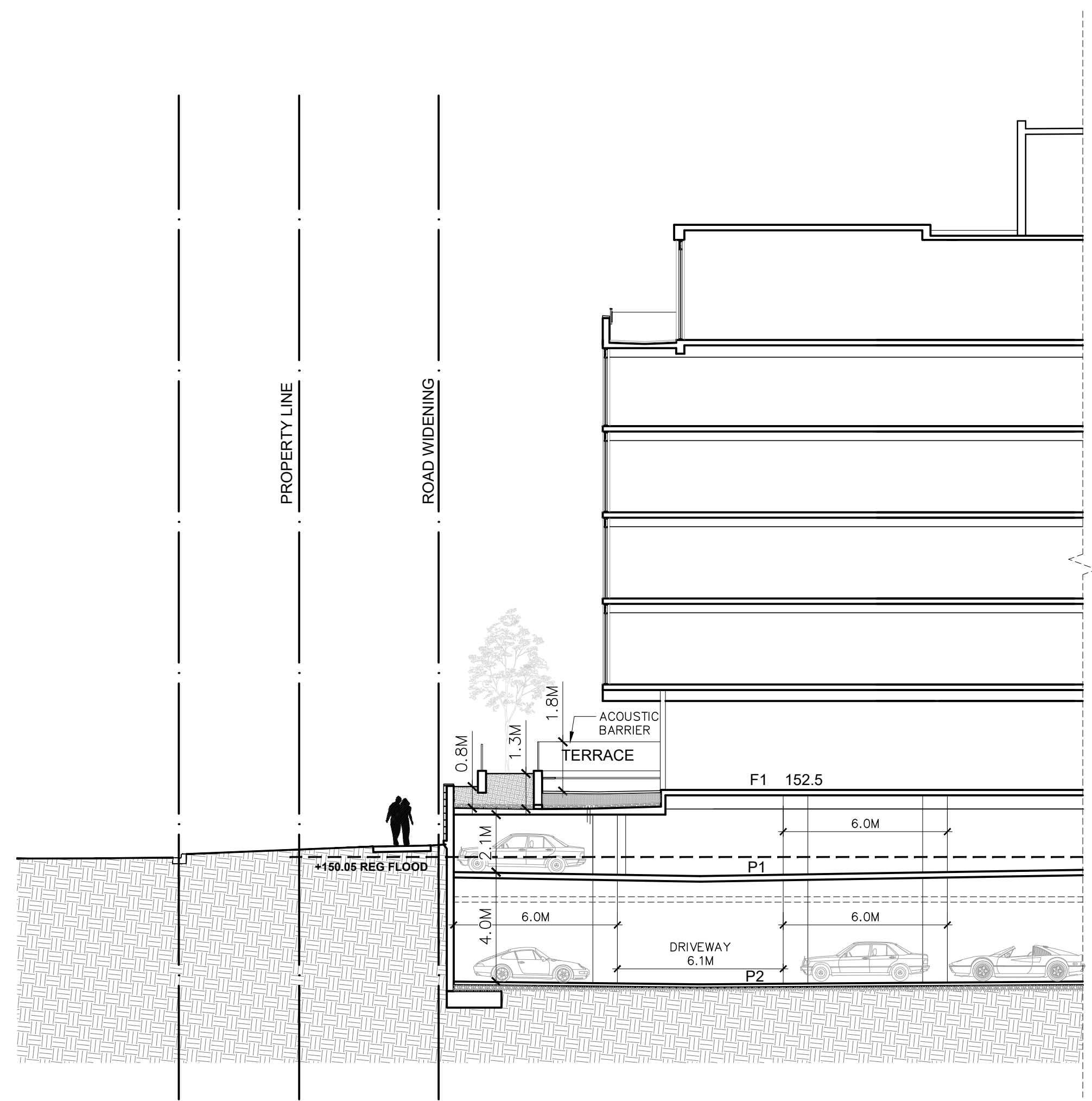
PRINT DATE: 12 -JAN- 2024



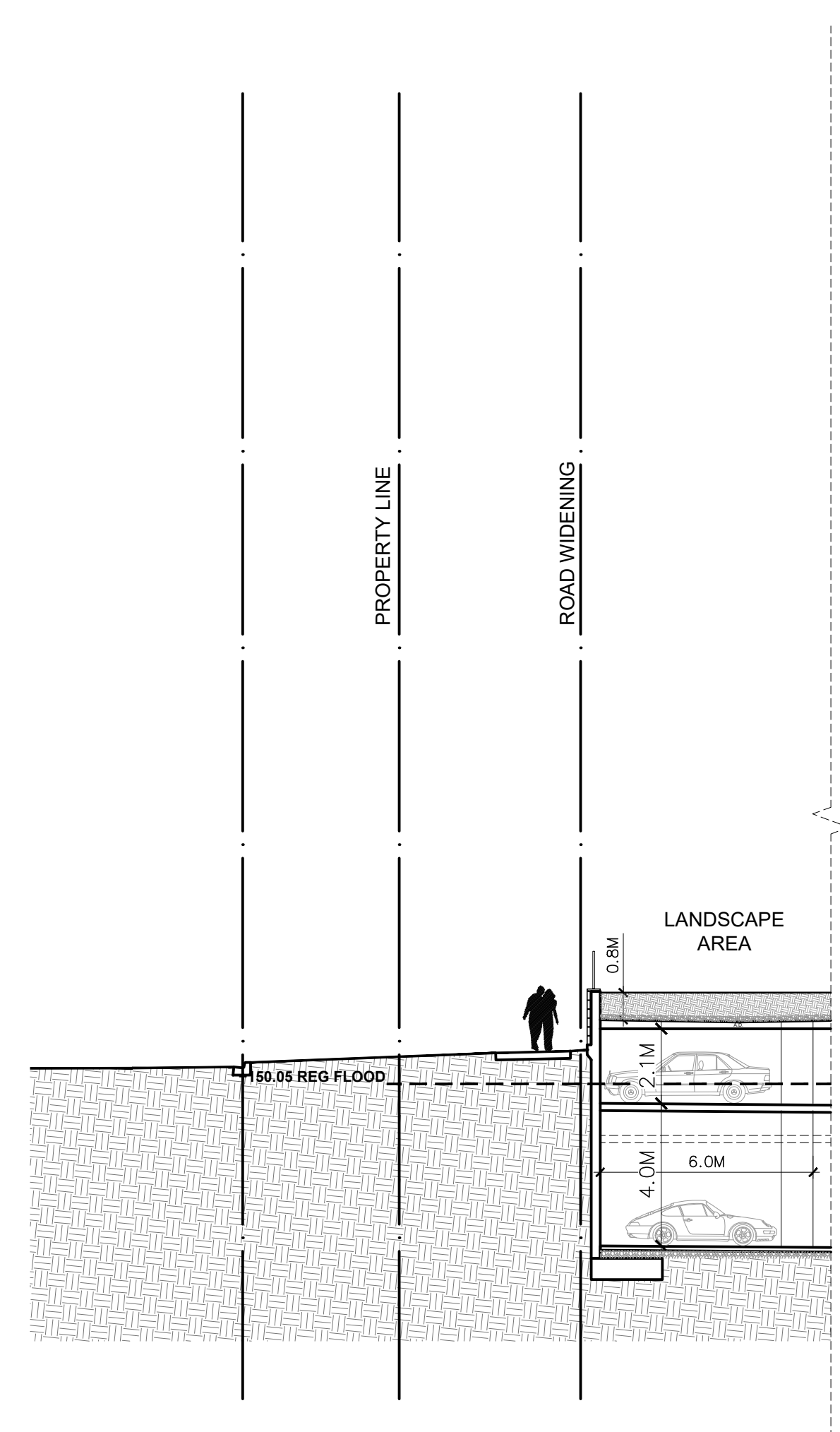
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SCALE: 1:150 DWG. NO. **A-1.7.1**

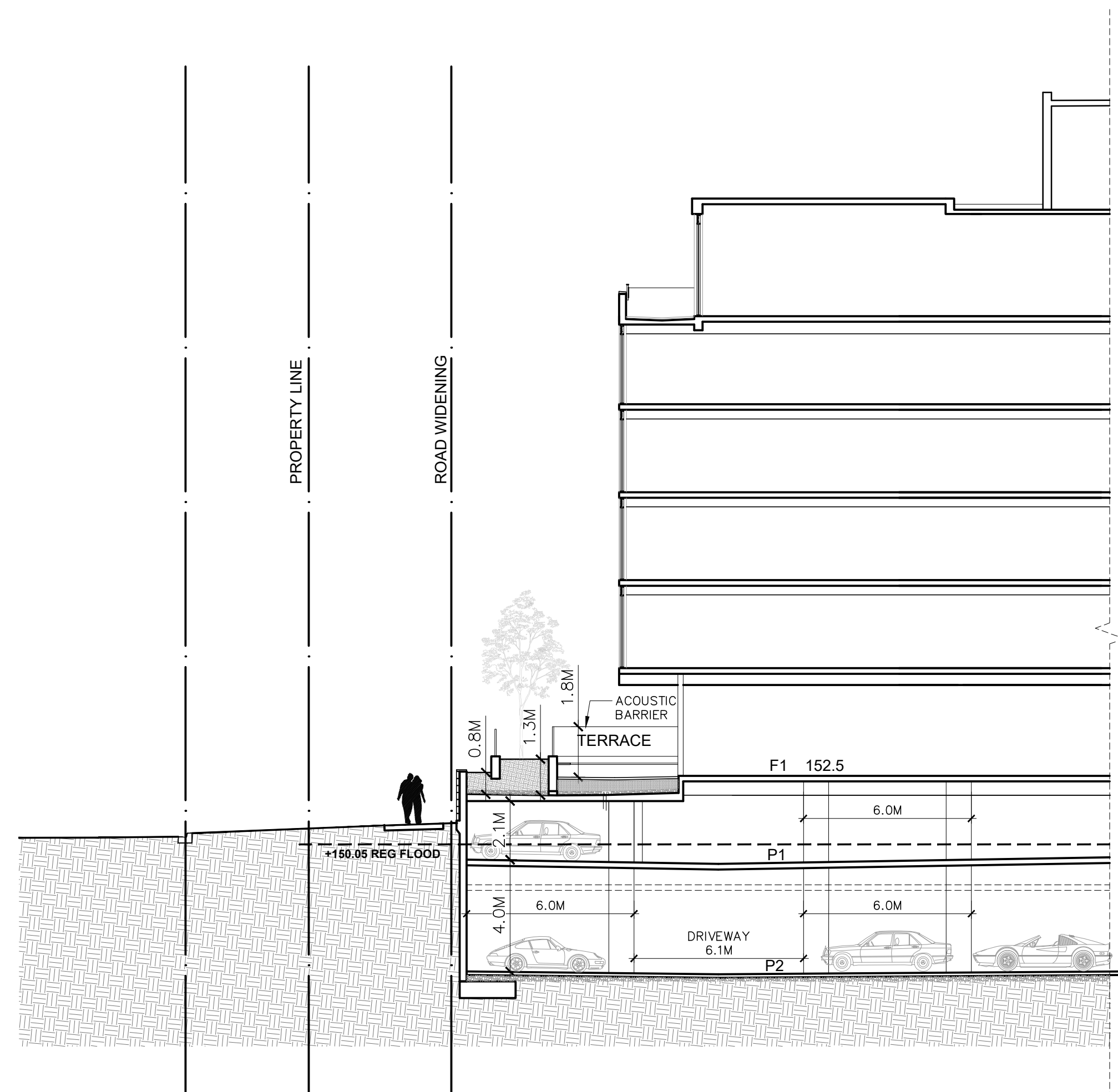
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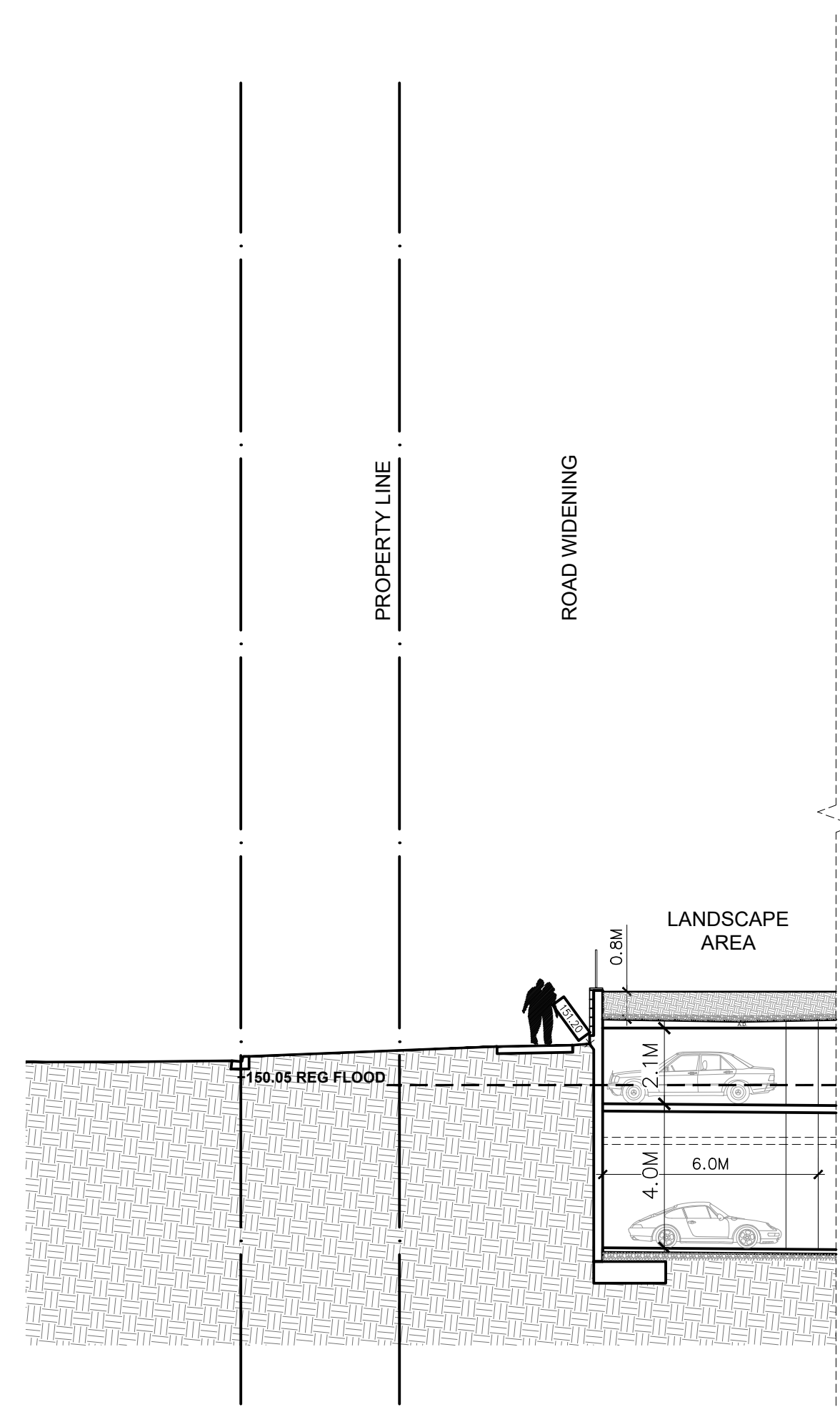
4 Section 4 - 4
1:150



2 Section 2 - 2
1:150



3 Section 3 - 3
1:150



1 Section 1 - 1
1:150

DATE	No.	ISSUE
26.MAY.2023	06	ISSUED FOR SPA
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ARCHITECT:

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40 St. Clair Avenue East, Suite 303
Toronto, ON M4T 1M9
PHONE: 647.352.3350

OWNER:
DCFM

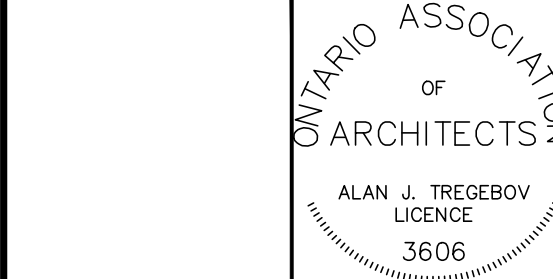
91 Delta Park Boulevard Unit 4
Brampton, ON L6T 5E7

CONSULTANTS:
PLANNER
GSAI
Glen Schnarr & Associates Inc.
700 - 10 Kingsbridge Garden Circle
Mississauga, ON L5R 3K5
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Skira & Associates Ltd.
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Mississauga, Ontario L5C 4P8
LANDSCAPE ARCHITECT
Landscape Planning
85 Mural Street, Suite 207
Richmond Hill, ON L4B 3G2

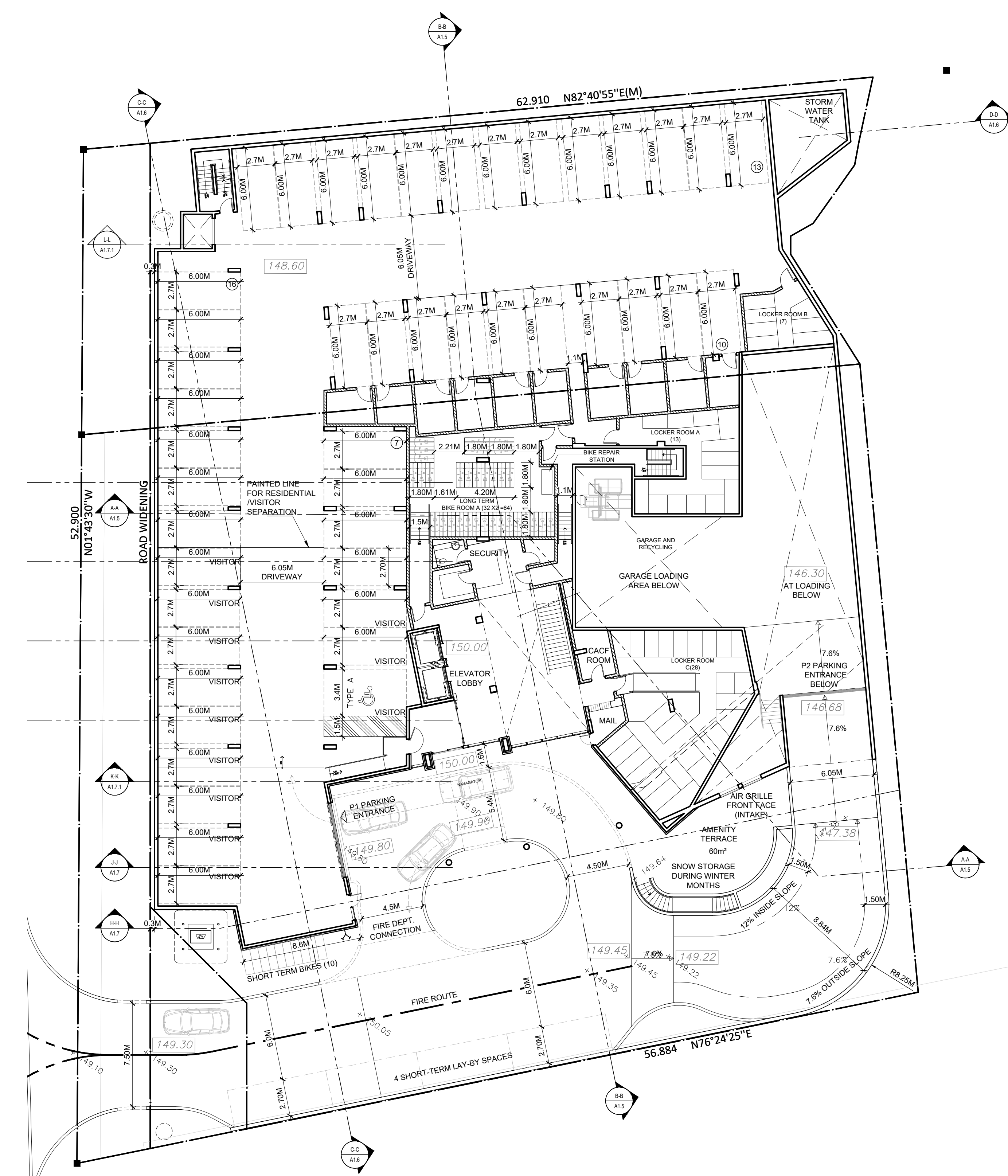
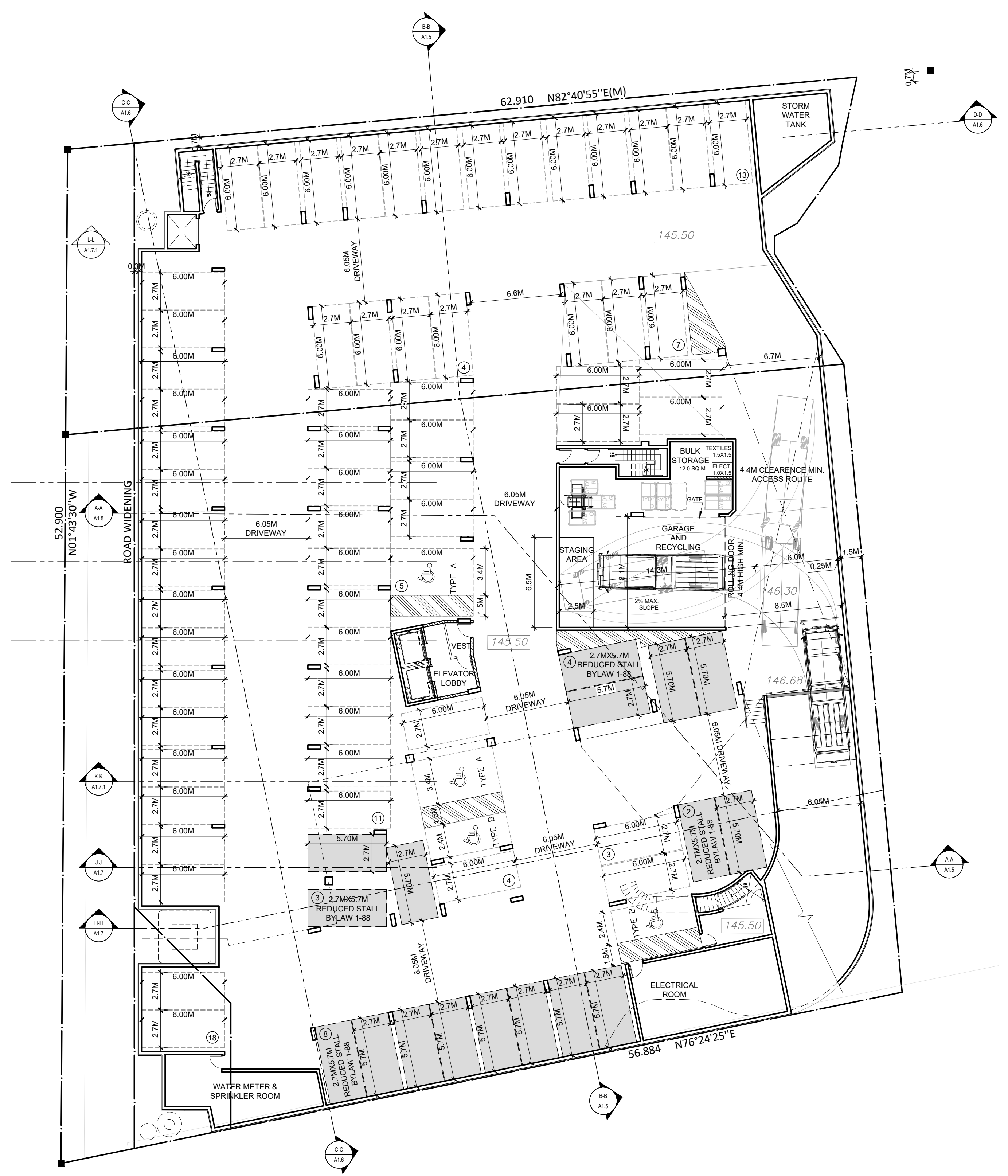
PROJECT NAME:
LA SCALA
8265 & 8277 Islington Ave.
Vaughan, ON

DRAWING TITLE:
- SECTION 1 - 1'
- SECTION 2 - 2'
- SECTION 3 - 3'
- SECTION 4 - 4'

PRINT DATE: 12 -JAN- 2024



PROJ. No.: 1072
SCALE: 1:150
DRAWN BY: TCA
DEV APPLICATION NO.:
DWG NO. **A-1.7.2**
OPA AND ZBA



1 P2 - PARKING LEVEL
1:200

2 P1 - DROP-OFF ENTRY LEVEL
1:200

DATE	No.	ISSUE
26 MAY 2023	06	ISSUED FOR SPA
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ARCHITECT:
TREGEBOV COGAN ARCHITECTURE
40 St. Clair Avenue East, Suite 303
Toronto, ON M4T 1M9
PHONE: 647.352.3350

OWNER:
DCFM
91 Delta Park Boulevard Unit 4
Brampton, ON L6T 5E7

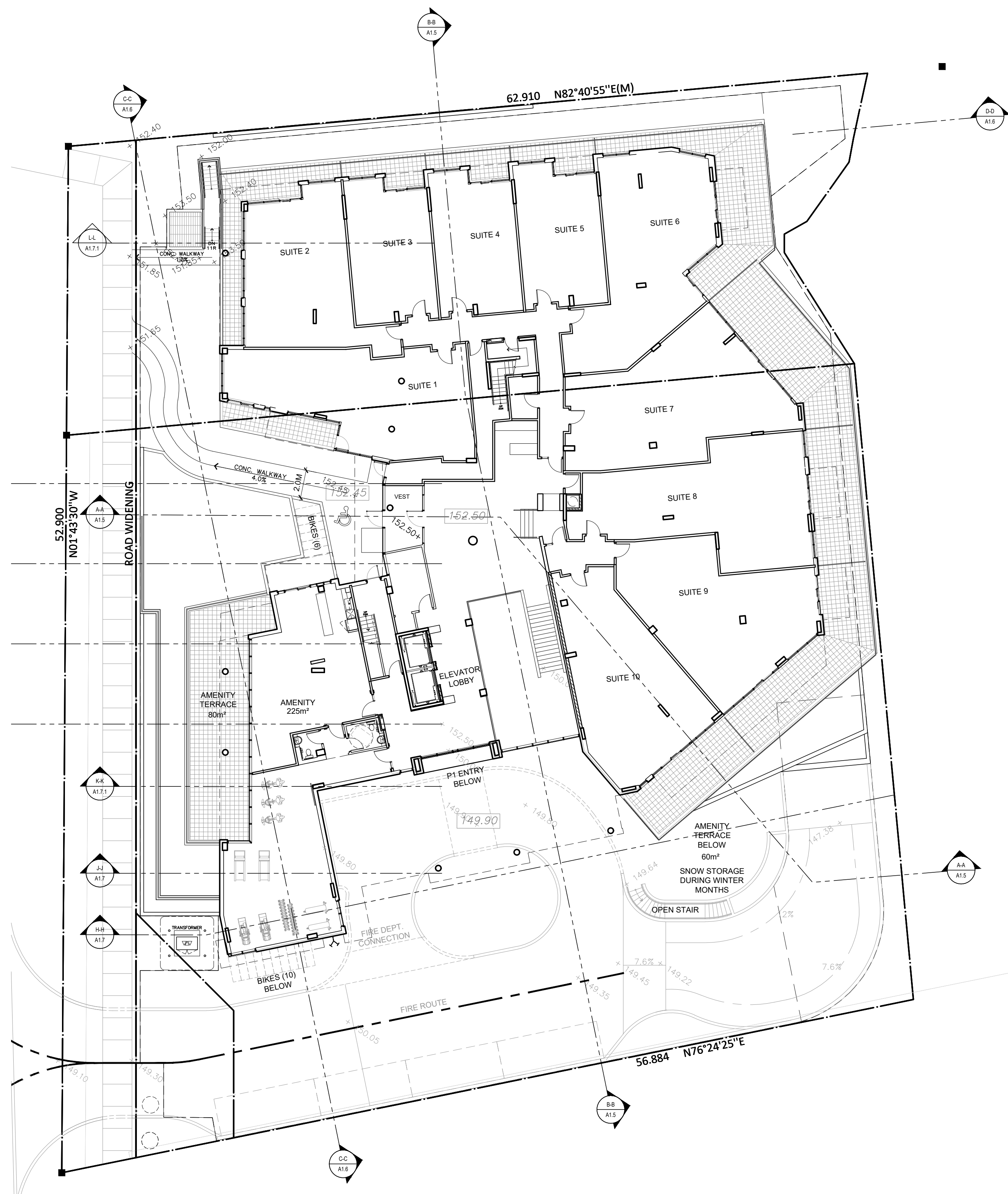
CONSULTANTS:
PLANNER
GSAI
Glen Schnarr & Associates Inc.
368 Semenyx Court, Suite 100
Mississauga, ON L4R 3G3
CIVIL ENGINEER
Skira & Associates Ltd.
368 Semenyx Court, Suite 100
Mississauga, Ontario L4R 3G3
LANDSCAPE ARCHITECT
Landscape Planning
85 Marul Street, Suite 207
Richmond Hill, ON L4B 3S2

PROJECT NAME:
LA SCALA
8265 & 8277 Islington Ave.
Vaughan, ON

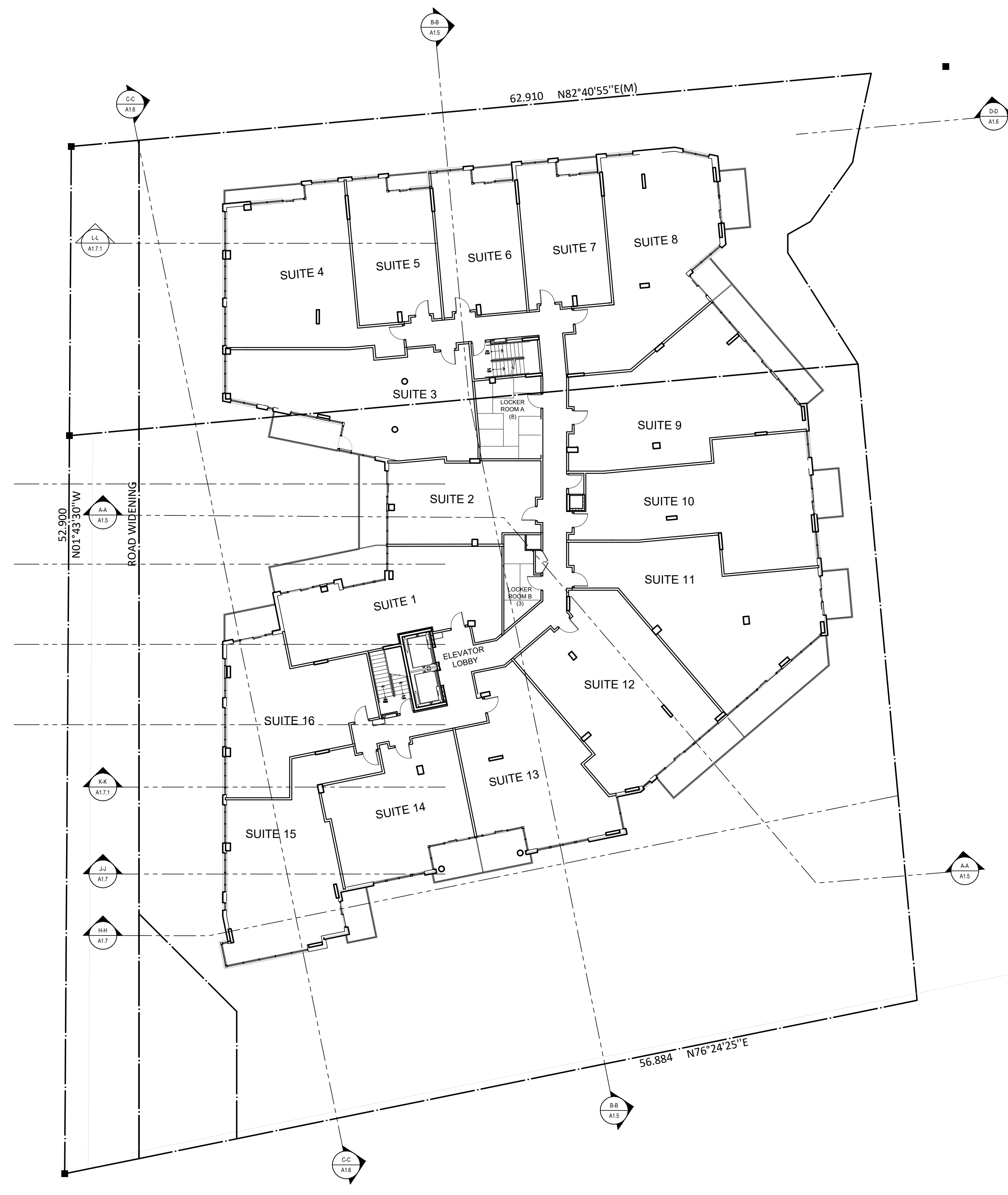
DRAWING TITLE:
P2 - LEVEL
P1 - ENTRY LEVEL

PRINT DATE: 12-JAN-2024

	ALAN J. TREGEBOV LICENSE 3606
NORTH	
PROJ. No.: 1072	DEV APPLICATION No.:
SCALE: 1:200	DWG No. A-1.8
DRAWN BY: TCA	OPA AND ZBA



1 F1 - STREET ENTRY LEVEL
1:200



2 F2 - SECOND FLOOR
1:200

28 MAY 2023	06	ISSUED FOR SPA
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TREGEBOV COGAN ARCHITECTURE
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 348 Semenyx Court, Suite 100
 Mississauga Ontario L5C 4P8
 LANDSCAPE ARCHITECT
 Landscape Planning
 85 Mural Street, Suite 207
 Richmond Hill, ON L4B 3S2

PROJECT NAME:
LA SCALA
 8265 & 8277 Islington Ave.
 Vaughan, ON

DRAWING TITLE:
 F1 - LEVEL
 F2 - LEVEL

PRINT DATE: 12 - JAN - 2024

ONTARIO ASSOCIATION
 of
 ARCHITECTS
 ALAN J. TREGEBOV
 LICENSE
 3606

NORTH

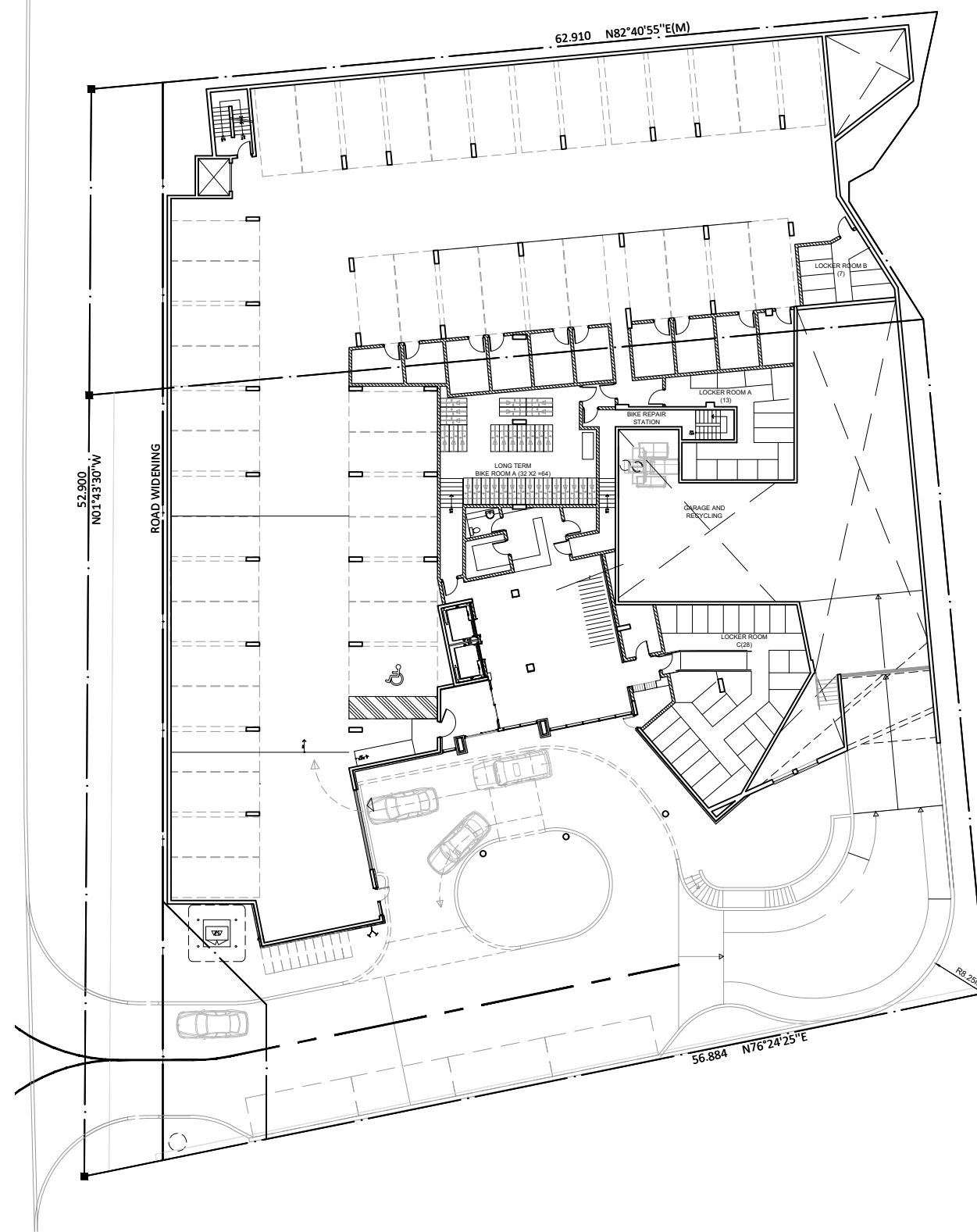
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SCALE: 1:200 DWG. NO. **A-1.9**

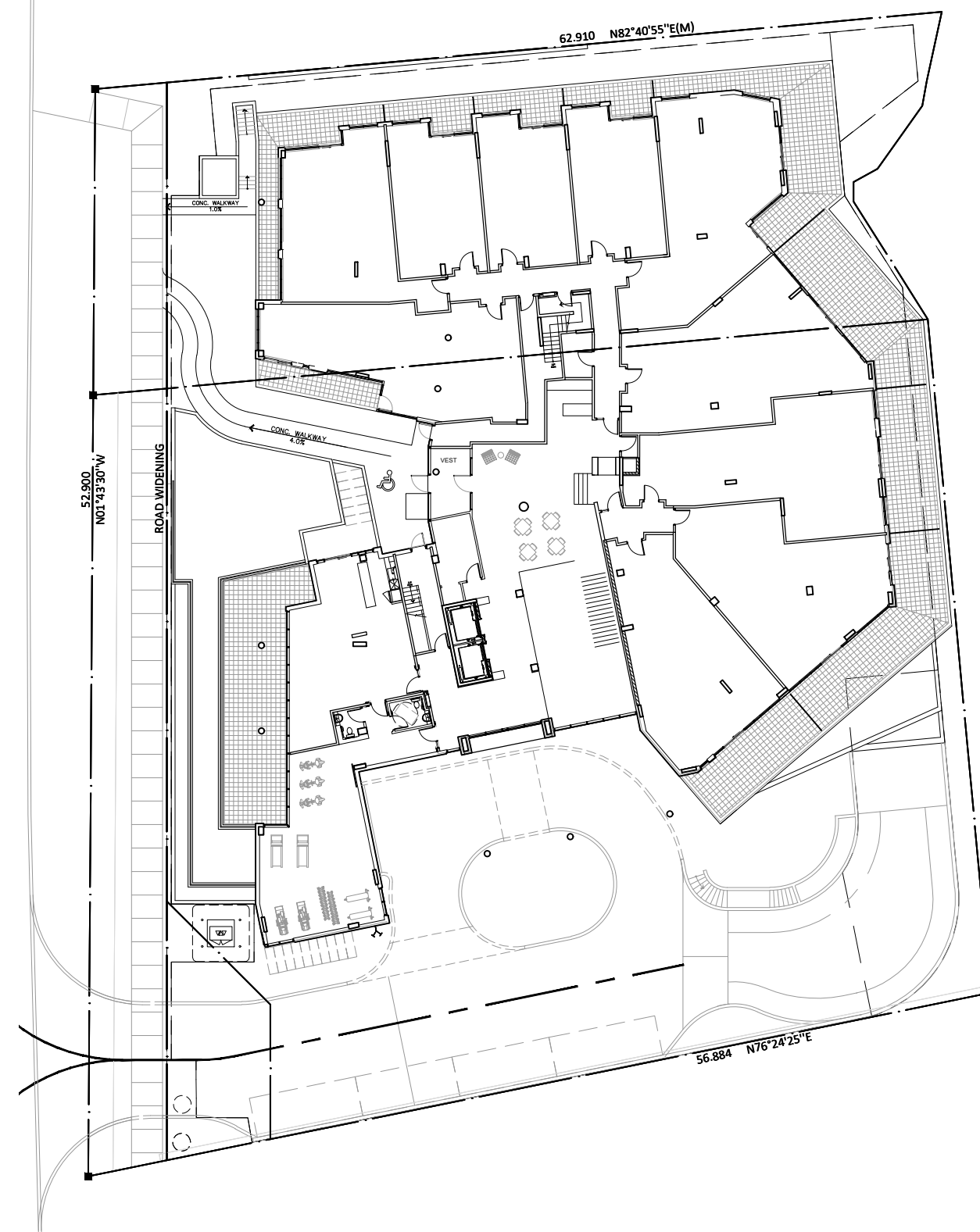
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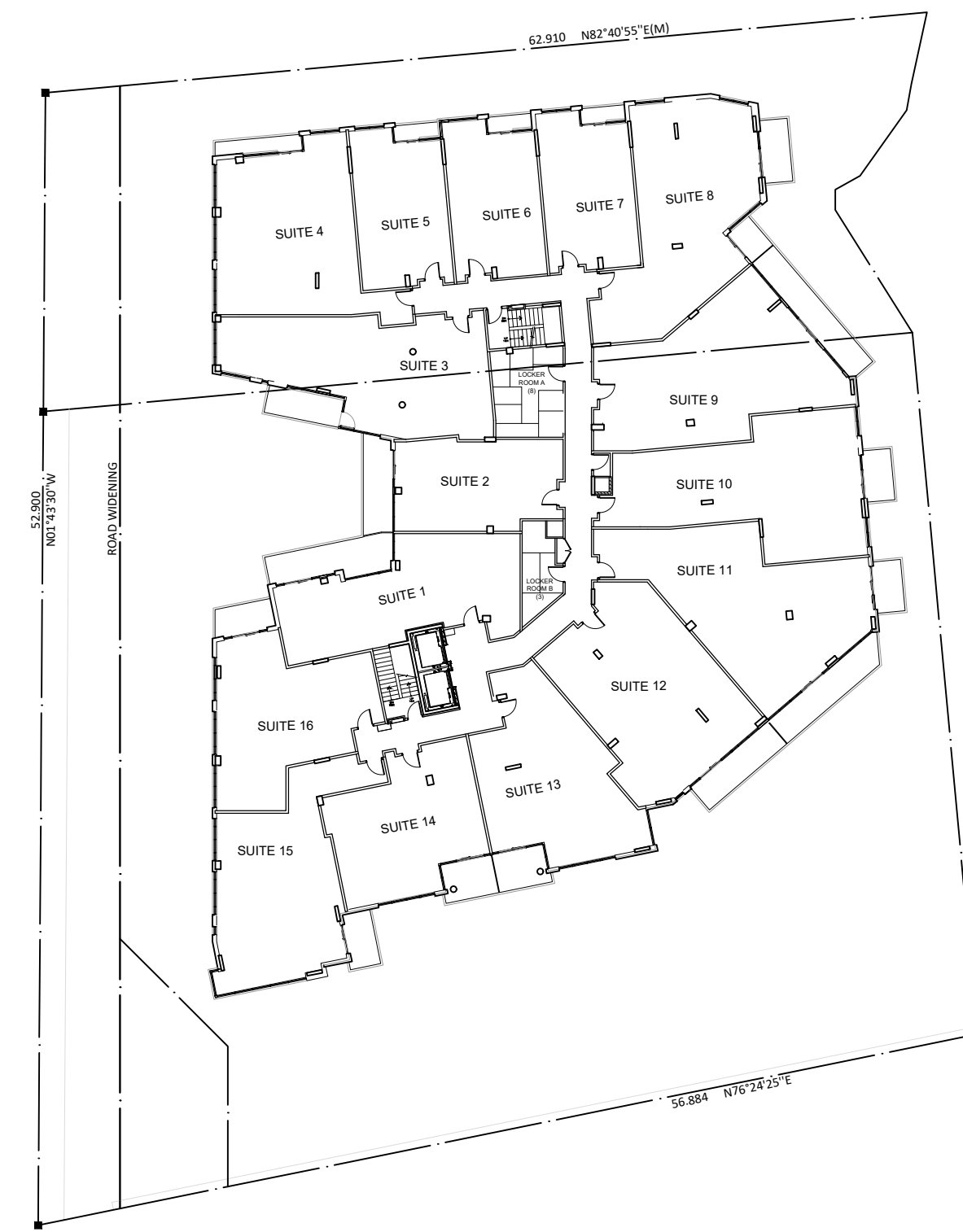
① P2 - PARKING LEVEL
1:400



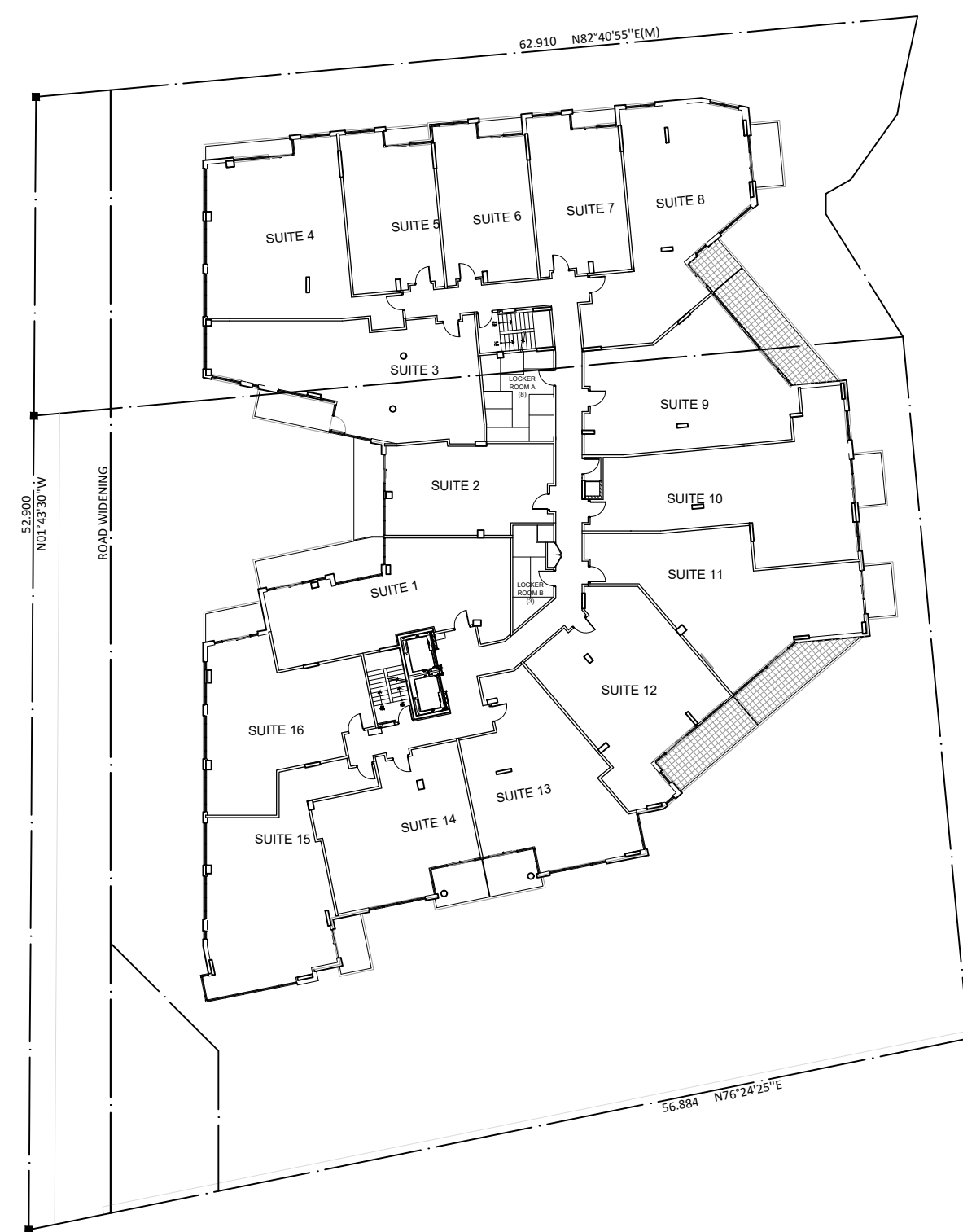
② P1 - DROP-OFF ENTRY LEVEL
1:400



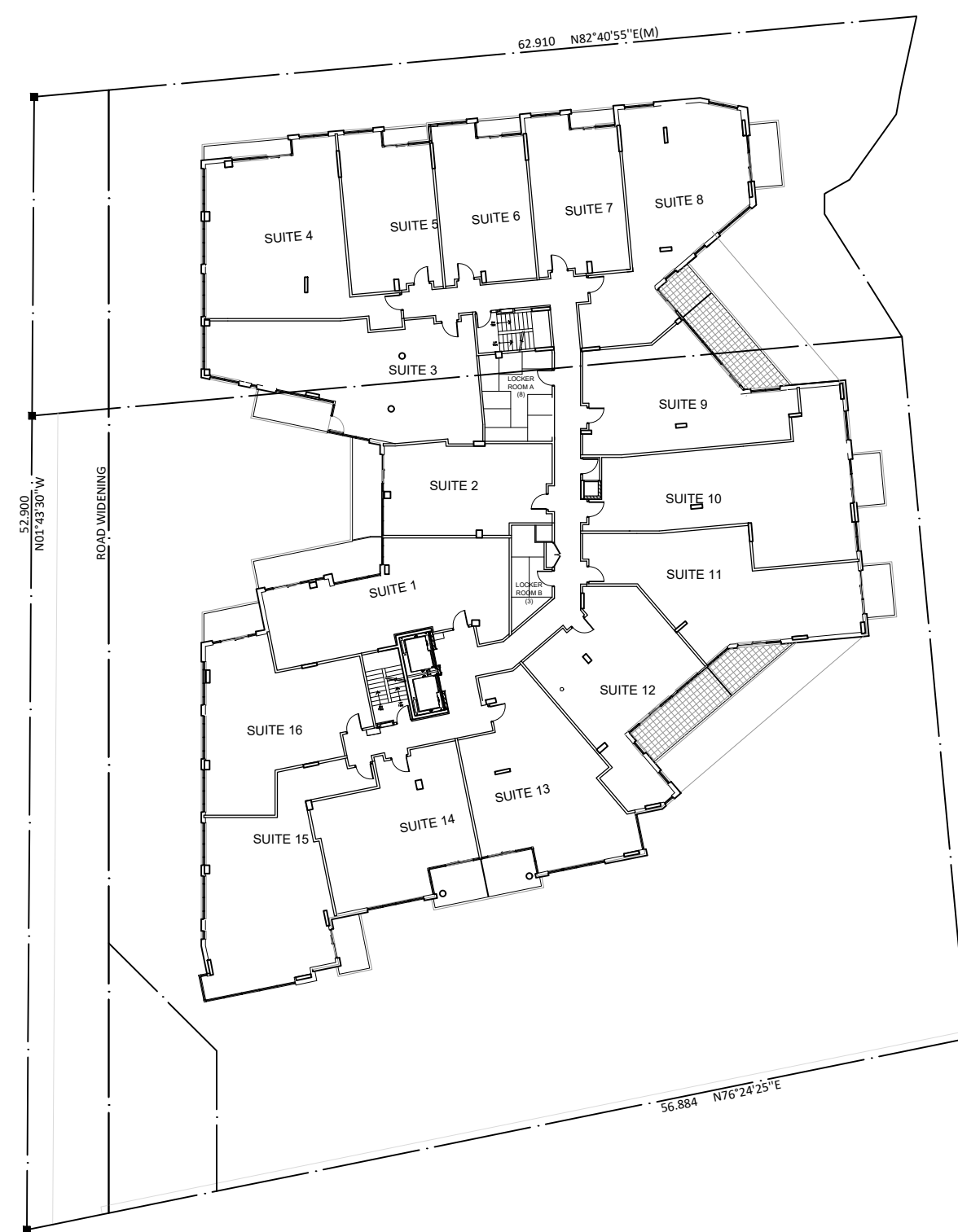
③ F1 - STREET ENTRY LEVEL
1:400



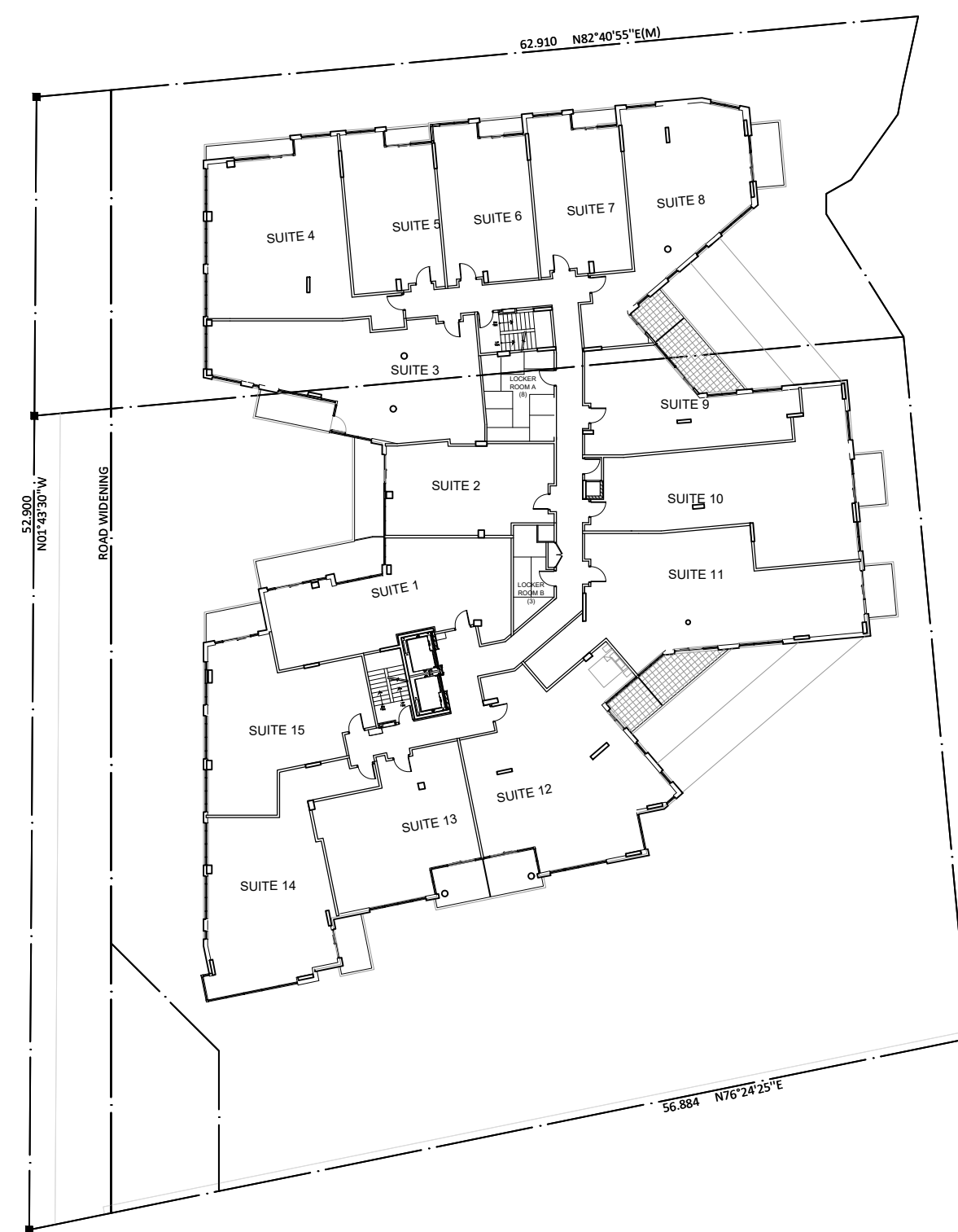
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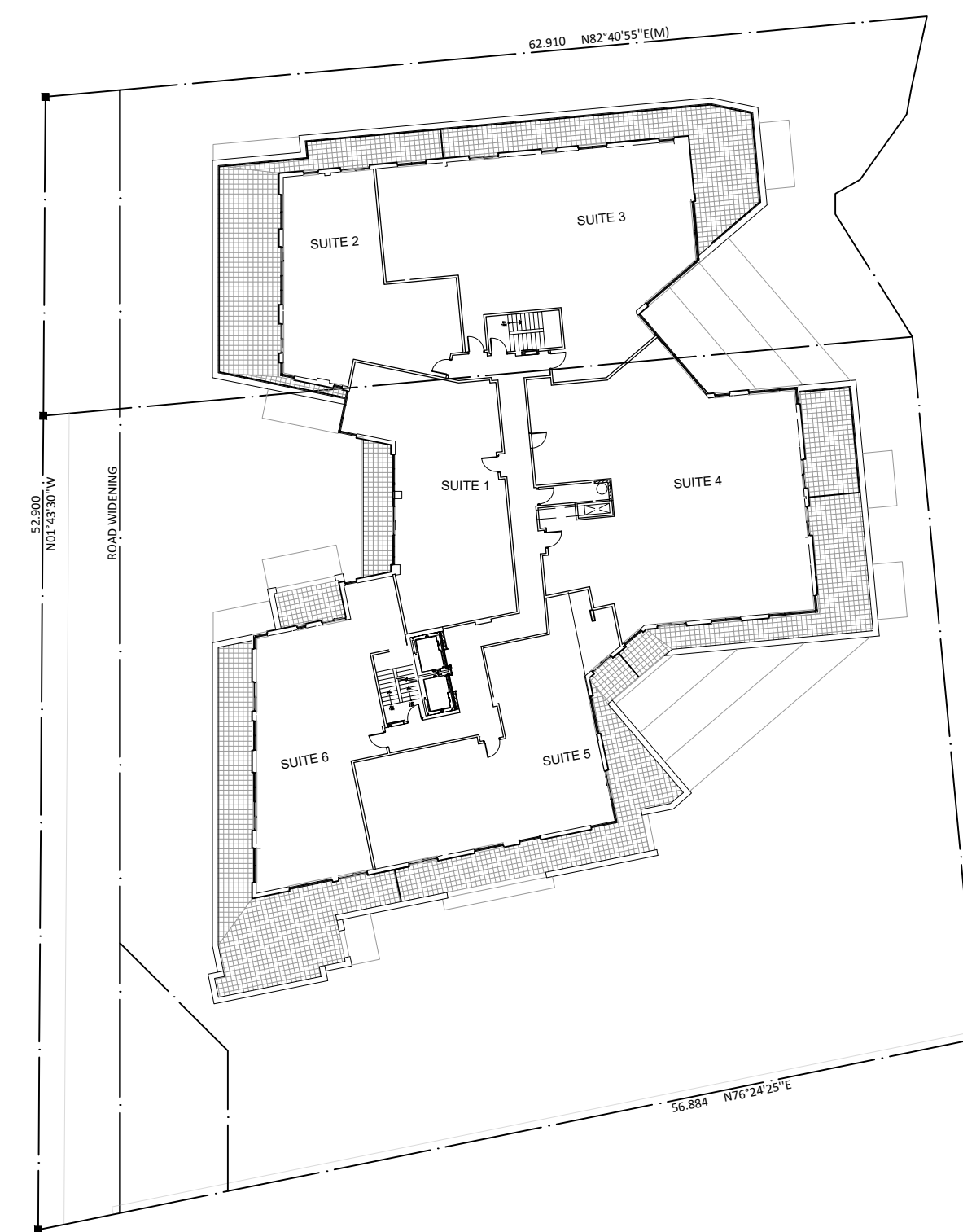
⑤ F3 - THIRD FLOOR
1:400



⑥ F4 - FOURTH FLOOR
1:400



⑦ F5 - FIFTH FLOOR
1:400



⑧ F6 - PENTHOUSE LEVEL
1:400

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ARCHITECT:

TREGEBOV COGAN ARCHITECTURE

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PHONE: 647.352.3350

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CIVIL ENGINEER:

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LANDSCAPE ARCHITECT:

Landscape Planning
85 Mural Street, Suite 207
Richmond Hill, ON L4B 3G2

PROJECT NAME:

LA SCALA

8265 & 8277 Islington Ave.
Vaughan, ON

DRAWING TITLE:

P2 THROUGH F6 - LEVEL

PRINT DATE: 12 -JAN- 2024

PROJ. No.: 1072

SCALE: 1:400

DRAWN BY: TCA

DEV APPLICATION NO:

DWG NO. **A-2.0**

OPA AND ZBA

ONTARIO ASSOCIATION OF ARCHITECTS

ALAN J. TREGEBOV
LICENSEE
3606

NORTH

PROJ. No.: 1072

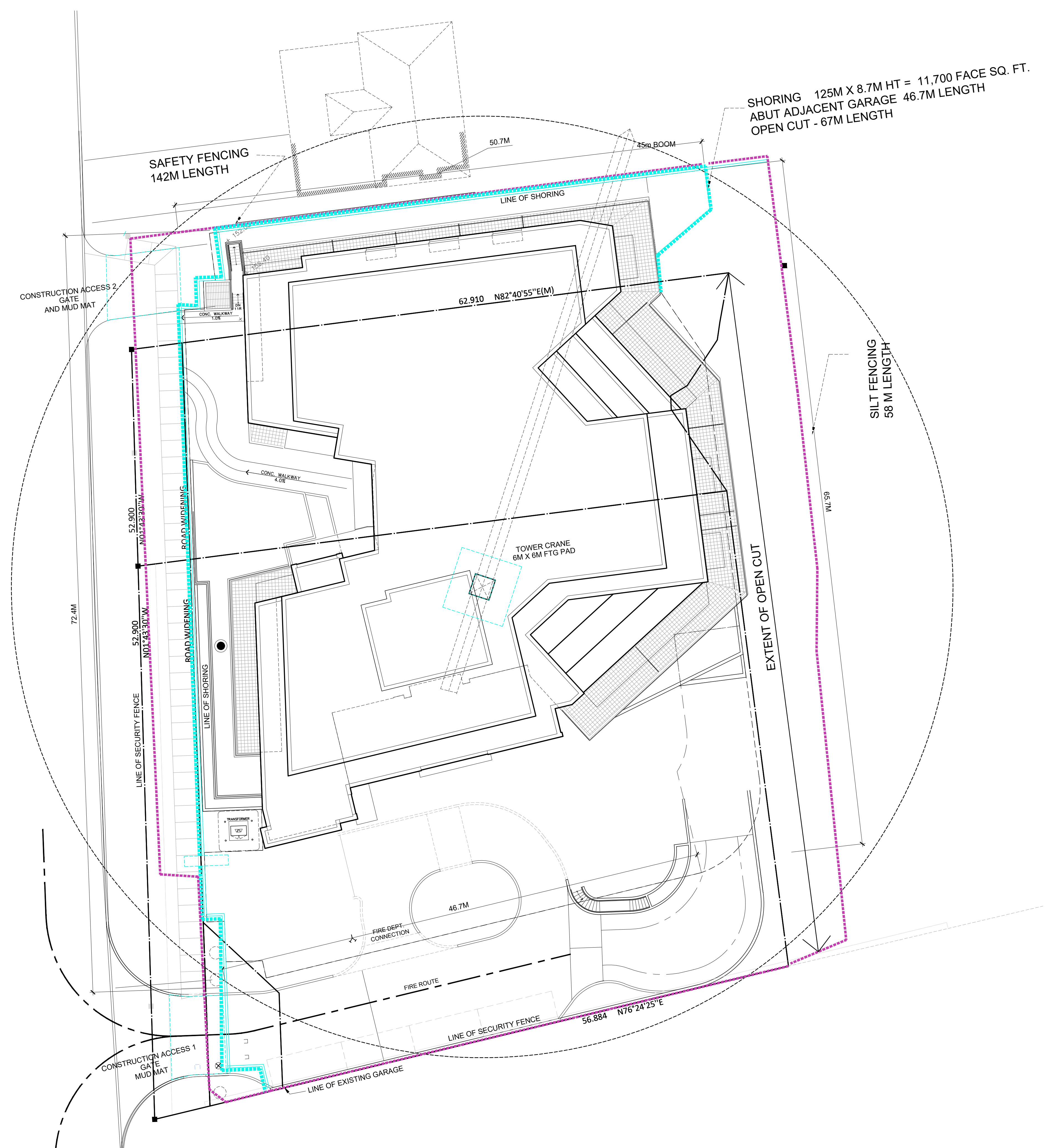
SCALE: 1:400

DRAWN BY: TCA

DEV APPLICATION NO:

DWG NO. **A-2.0**

OPA AND ZBA



DATE	No.	ISSUE
26.MAY.2023	06	ISSUED FOR SPA
12.JAN.2023	05	ISSUED FOR OPA AND ZBA
10.AUG.2022	04	ISSUED FOR OPA AND ZBA
08.MAY.2022	03	ISSUED FOR OPA AND ZBA
29.NOV.2021	02	ISSUED FOR OPA AND ZBA
15.JAN.2021	01	ISSUED FOR OPA AND ZBA

ARCHITECT:
TREGEBOV COGAN ARCHITECTURE
 40 St. Clair Avenue East, Suite 303
 Toronto, ON M4T 1M9
 PHONE: 647.352.3350

OWNER:
DCFM
 91 Delta Park Boulevard Unit 4
 Brampton, ON L6T 5E7

CONSULTANTS:
 PLANNER
 GSAI
 Glen Schnarr & Associates Inc.
 700 - 10 Kingsbridge Garden Circle
 Mississauga, ON L5R 3K5
 CIVIL ENGINEER
 Skira & Associates Ltd.
 3484 Steeles Court, Suite 100
 Mississauga, Ontario L5C 4P8
 LANDSCAPE ARCHITECT
 Landscape Planning
 85 Main Street, Suite 207
 Richmond Hill, ON L4B 3G2

PROJECT NAME:
LA SCALA
 8265 & 8277 Islington Ave.
 Vaughan, ON

DRAWING TITLE:
CONSTRUCTION PLAN

PRINT DATE: 12 -JAN- 2024

 NORTH	 ALAN J. TREGEBOV LICENSE 3606
SCALE: 1:200	DWG NO.: A-2.1
DRAWN BY: TCA	OPA AND ZBA

**SCHEDULE B:
COMMENTS FROM AGENCIES, BUILDING STANDARDS &
DEVELOPMENT PLANNING**

Department / Agency <small>*Comments Received</small>	Conditions Required		Nature of Comments
Building Standards (Zoning) *See Schedule B	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Development Planning	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	General Comments w/Conditions

External Agencies <small>*Comments Received</small>	Conditions Required		Nature of Comments <small>*See Schedule B for full comments</small>
Alectra	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
TRCA	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Recommend Approval w/Conditions
Region of York	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments

Date: February 7th 2024

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A006-24**

Related Files:

Applicant Glen Schnarr & Associates Inc.

Location 8265 Islington Avenue



Discover the possibilities

COMMENTS:

- We have reviewed the proposed Variance Application and have no comments or objections to its approval.
- We have reviewed the proposed Variance Application and have no objections to its approval, subject to the following comments (attached below).
- We have reviewed the proposed Variance Application and have the following concerns (attached below).

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Variance Application. This review, however, does not imply any approval of the project or plan.

All proposed billboards, signs, and other structures associated with the project or plan must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the applicable standards, codes and acts referenced.

In the event that construction commences, and the clearance between any component of the work/structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event construction is completed, and the clearance between the constructed structure and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work.

References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), attached
- Canadian Standards Association, latest edition (Basic Clearances)

If more information is required, please contact either of the following:

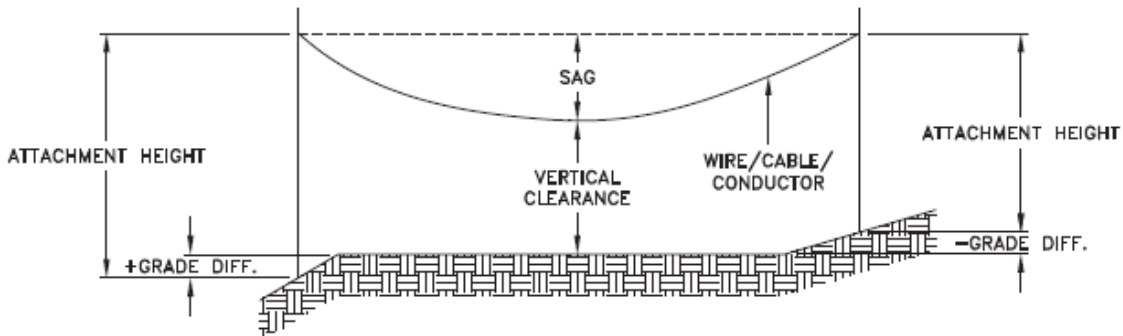
Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

E-mail: stephen.cranley@alectrautilities.com

Mitchell Penner
Supervisor, Distribution Design-Subdivisions
Phone: 416-302-6215

Email: Mitchell.Penner@alectrautilities.com

LOCATION OF WIRES, CABLES OR CONDUCTORS	SYSTEM VOLTAGE			
	SPAN GUYS AND COMMUNICATIONS WIRES	UP TO 600V AND NEUTRAL	4.16/2.4kV TO 27.6/16kV (SEE NOTE 1)	44kV
MINIMUM VERTICAL CLEARANCES (SEE NOTE 2)				
OVER OR ALONGSIDE ROADS, DRIVEWAYS OR LANDS ACCESSIBLE TO <u>VEHICLES</u>	442cm	442cm	480cm	520cm
OVER GROUND ACCESSIBLE TO <u>PEDESTRIANS AND BICYCLES ONLY</u>	250cm	310cm	340cm	370cm
ABOVE TOP OF RAIL AT <u>RAILWAY CROSSINGS</u>	730cm	730cm	760cm	810cm



MINIMUM ATTACHMENT HEIGHT = MAXIMUM SAG
 + MINIMUM VERTICAL CLEARANCE (FROM ABOVE TABLE)
 ± GRADE DIFFERENCE
 + 0.3m (VEHICLE OR RAILWAY LOCATION)
 + SNOW DEPTH (PEDESTRIAN LOCATION, SEE NOTE 3)

NOTES:

1. THE MULTIGROUNDED SYSTEM NEUTRAL HAS THE SAME CLEARANCE AS THE 600V SYSTEM.
2. THE VERTICAL CLEARANCES IN THE ABOVE TABLE ARE UNDER MAXIMUM SAG CONDITIONS.
3. REFER TO CSA STANDARD C22.3 No.1, ANNEX D FOR LOCAL SNOW DEPTH VALUES.
4. ALL CLEARANCES ARE IN ACCORDANCE TO CSA STANDARD C22.3.

CONVERSION TABLE

METRIC	IMPERIAL (APPROX)
810cm	27'-0"
760cm	25'-4"
730cm	24'-4"
520cm	17'-4"
480cm	16'-0"
442cm	15'-5"
370cm	12'-4"
340cm	11'-4"
310cm	10'-4"
250cm	8'-4"

REFERENCES

SAGS AND TENSIONS | SECTION 02

MINIMUM VERTICAL CLEARANCES OF WIRES, CABLES AND CONDUCTORS ABOVE GROUND OR RAILS

ORIGINAL ISSUE DATE: 2010-DEC-24 REVISION NO: R1 REVISION DATE: 2012-JAN-09

Certificate of Approval	
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04	
Joe Crozier, P.Eng.	2012-JAN-09
Name	Date
P.Eng. Approval By:	Joe Crozier



VOLTAGE	MINIMUM HORIZONTAL CLEARANCE UNDER MAXIMUM SWING CONDITIONS DIMENSION "X" (SEE NOTES 1, 3 & 4)	MINIMUM VERTICAL CLEARANCE UNDER MAXIMUM DESIGN SAG CONDITIONS DIMENSION "Y" (SEE NOTES 1, 2, 4 & 5)
0-600V AND NEUTRAL	100cm	250cm
4.16/2.4 TO 44kV	300cm	480cm

NOTES

1. UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.
2. THE VERTICAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM DESIGN SAG.
3. THE HORIZONTAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM SWING. WHERE THE CONDUCTOR SWING IS NOT KNOWN A HORIZONTAL CLEARANCE OF 480CM SHALL BE USED.
4. BUILDINGS THAT EXCEED 3 STOREYS OR 15M IN HEIGHT, THE MINIMUM HORIZONTAL CLEARANCE OF THE SECONDARY CONDUCTORS SHOULD BE INCREASED TO 300cm WHERE IT IS NECESSARY TO ALLOW FOR THE RAISING OF LADDERS BY LOCAL FIRE DEPARTMENTS.
5. IN SITUATIONS SUCH AS MULTI-LEVEL GARAGES, WHERE ROOFS ARE NORMALLY USED BY PERSONS AND VEHICLES, THE VERTICAL CLEARANCES OF POWERSTREAM STANDARD 03-1 SHALL APPLY.
6. DISTRIBUTION LINES CONSTRUCTED NEAR BUILDINGS SHALL BE BUILT TO AVOID OVERHANG WHEREVER POSSIBLE. WHERE LINES MUST BE CONSTRUCTED OVER OR ADJACENT TO BUILDINGS THE APPLICABLE HORIZONTAL AND VERTICAL CLEARANCES SHALL BE AT CONDITIONS OF MAXIMUM CONDUCTOR SWING AND MAXIMUM SAG. THE ABOVE CLEARANCES ARE DESIGNED TO PREVENT PERSONS ON OR IN BUILDINGS AS WELL AS EXTERNAL MACHINERY USED IN CONJUNCTION WITH A BUILDING TO COME IN CONTACT WITH CONDUCTORS. EFFORTS SHOULD BE MADE TO INCREASE THESE CLEARANCES WHERE POSSIBLE.
7. ALL CLEARANCES ARE IN ACCORDANCE TO CSA C22.3 NO.1-06 (TABLE-9).

METRIC	IMPERIAL (APPROX)
480cm	16'-0"
300cm	10'-0"
250cm	8'-4"
100cm	3'-4"

MINIMUM VERTICAL & HORIZONTAL CLEARANCES OF CONDUCTORS FROM BUILDINGS OR OTHER PERMANENT STRUCTURES (CONDUCTORS NOT ATTACHED TO BUILDINGS)

Certificate of Approval
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04
Debbie Dadwani, P.Eng. 2010-MAY-05
Name Date
P. Eng. Approval By: *D. Dadwani*

ORIGINAL ISSUE DATE: 2010-MAY-05 REVISION NO: REVISION DATE:
PS:\System Planning and Standards\Standard Design\PowerStream Standards\PowerStream Standards working files\Section 3-1-02\WG 03-4 R0 May 5, 2010.dwg, 5/5/2010 10:22:02 AM, Adobe PDF

To: Committee of Adjustment
From: Christian Tinney, Building Standards Department
Date: January 22, 2024
Applicant: Glen Schnarr & Associates Inc.
Location: 8265 Islington Avenue
 PLAN M1110 Lot 7-8
File No.(s): A006/24

Zoning Classification:

The subject lands are zoned R2A(EN), R2A(EN) – Second Density Residential Zone and EP - Environmental Protection Zone and subject to the provisions of Exception 14.397 & 14.689 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
	This application has been determined to be transitioned in accordance with Section 1.6 and therefore, is subject to Zoning By-law 1-88, as amended.	

The subject lands are zoned RA3(H) on Hold and OS1 Open Space One Zone subject to Exception No. 9(1471) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
1	A maximum encroachment of 0.3 metres is permitted for exterior stairs into the required 4.0 metre interior side yard setback. [Section 3.14 c)]	To permit a maximum encroachment of 2.3 metres into the required interior side yard.
2	A maximum encroachment of 2.6 metres is permitted for an airshaft into the required 5.7 metres front yard setback. [Exception 9(1471) fi)]	To permit a maximum encroachment of 3.5 metres for an airshaft into the required front yard.
3	A maximum encroachment of 1.1 metres is permitted to a utility transformer into the required 5.7 metres front yard setback. [Exception 9(1471) fi)]	To permit a maximum encroachment of 3.0 metres for a utility transformer into the required front yard.
4	The minimum residential parking space ratio of 1.48 parking spaces per unit or 117 residential parking spaces and the total number of parking spaces of 135 spaces is required. [Exception 9(1471) ci)]	To permit a minimum residential parking space ratio of 1.46 parking spaces per unit or 116 residential spaces and a total number of parking spaces of 132 spaces.

Staff Comments:

Stop Work Order(s) and Order(s) to Comply:

There are no outstanding Orders on file.

Building Permit(s) Issued:

A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m2.

Other Comments:

General Comments	
1	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.
2	The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority).

Conditions of Approval:

If the committee finds merit in the application, the following conditions of approval are recommended.

* Comments are based on the review of documentation supplied with this application.

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: March 5, 2024
Name of Owner: John Mantia – DCFM Developments Ltd.
Location: 8265 Islington Avenue
File No.(s): A006/24

Proposed Variances (By-law 1-88):

1. To permit a maximum encroachment of 2.3 metres into the required interior side yard.
2. To permit a maximum encroachment of 3.5 metres for an airshaft into the required front yard.
3. To permit a maximum encroachment of 3.0 metres for a utility transformer into the required front yard.
4. To permit a minimum residential parking space ratio of 1.46 parking spaces per unit or 116 residential spaces and a total number of parking spaces of 132 spaces.

By-Law Requirements (By-law 1-88):

1. A maximum encroachment of 0.3 metres is permitted for exterior stairs into the required 4.0 metre interior side yard setback.
2. A maximum encroachment of 2.6 metres is permitted for an airshaft into the required 5.7 metres front yard setback.
3. A maximum encroachment of 1.1 metres is permitted to a utility transformer into the required 5.7 metres front yard setback.
4. The minimum residential parking space ratio of 1.48 parking spaces per unit or 117 residential parking spaces and the total number of parking spaces of 135 spaces is required.

Official Plan:

Vaughan Official Plan 2010 ('VOP 2010'): "Built-Up Valley Lands" and Core Features" by Volume 1, Schedule 2 - Natural Heritage Network, and "Low-Rise Residential" & "Low-Rise Residential (2)" by Schedule 2 – Land Use Plan and "Special Policy Area" by Volume 2, Schedule 9 – Special Policy Area, Section 11.11 Woodbridge Centre Secondary Plan.

Comments:

The Owner has submitted a Site Plan application, file DA.23.034, to permit a 6-storey residential apartment building containing 79 units, with a gross floor area (GFA) of approximately 9,478 m². The proposed development has a Floor Space Index (FSI) of 2.6. The site is accessed by Islington Avenue. Through the review of the Site Plan application, zoning deficiencies have been identified. The Owner is requesting relief to permit stair, airshaft, and transformer structures within the yards as well as a reduced parking space rate in order to facilitate the currently proposed Site Plan design.

Application History:

The Subject Lands consist of two lots addressed as 8277 (north portion) and 8265 (south portion) Islington Avenue, which will be consolidated in the future. A Zoning By-Law Amendment (By-law 036-2023, City file Z.21.003) was approved by City Council on April 25, 2023, to rezone the north portion of the Subject Lands and to amend the existing zoning on the south portion, and to include site-specific zone exceptions to implement the development of a 6-storey apartment building on the combined Subject Lands. Through By-law 036-2023, a Holding Symbol "(H)" was placed on the Subject Lands.

An Official Plan Amendment (City file OP.21.002) was submitted to facilitate the proposed development and to amend VOP 2010, specifically the Woodbridge Centre Secondary Plan - Schedules 2, 3 and 4 for the Subject Lands and to amend the site-specific policies of Section 4.2.2.2 g) (OPA #23) of the Woodbridge Centre Secondary Plan as it applied to 8265 Islington Avenue, to include 8277 Islington Avenue as part of the combined Subject Lands, identified on "Land Use Plan" - Schedule 2, thereby extending the development approvals from OPA #23 to the entire "Low-Rise Residential (2)" designation on the combined lands. The Official Plan Amendment (By-law 037-2023) was approved by City Council on April 25, 2023.

Analysis

Development Planning Department staff have no objection to Variance 1 to permit a maximum encroachment of 2.3 metres into the required interior side yard for the proposed descending stairway at the northwest corner of the proposed building. The proposed below-grade stairway is to be uncovered and will provide: (1) an exit from the underground parking and (2) pedestrian access from the underground parking to the existing sidewalk on Islington Avenue. The proposed stairway is to be flush with the existing grade at the top of the stairway, but will be surrounded by a retaining wall topped with a railing. The stairway will be heavily screened from the west and the north and partially screened from the south by low-growing shrubs. As such, Development Planning Staff are of the opinion that the required encroachment into the interior side yard for the staircase will not adversely impact the existing streetscape or neighbouring properties.

Development Planning Department staff have no objection to Variance 2 for the airshaft associated with the proposed development to encroach 3.5 metres into the required front yard. The proposed airshaft, which will provide ventilation for the building's underground parking, is located immediately beside the proposed stairway west of the proposed 6-storey building. The airshaft is primarily below grade with its top projecting approximately 0.4 metres above grade measured to the depressed grille with a surrounding seatwall less than or equal to the retaining wall surrounding the stairway that it abuts. The stairway and airshaft are now proposed at the northwest corner of the underground parking garage. The location of the airshaft (and stairway) was selected during the site plan process as a result of the relocation of the utility transformer. The required encroachment associated with the proposed airshaft is not anticipated to impede the functionality of the front yard or adversely impact the existing streetscape along Islington Avenue due to the insignificant projection of the top of the airshaft above grade and the amount of landscaped space that remains. The proposed location of the airshaft (and the stairway) will not impede pedestrian traffic along the existing pedestrian sidewalk along Islington Avenue and will be heavily screened from the west and the north and partially screened from the south by low-growing shrubs.

Development Planning Department staff have no objection to Variance 3 for the utility transformer associated with the proposed feature to encroach 3.0 metres into the required front yard. The utility transformer is located at the southwest corner of the Subject Lands (immediately north of the proposed entrance off Islington Avenue) and is within a yard bounded by a retaining wall on the south and west two sides, elevating it above the grade which forms the Islington Avenue streetscape to the west and south. The required encroachment associated with the proposed utility transformer is not anticipated to impede pedestrian traffic on the existing pedestrian sidewalk or the functionality of the front yard, will be screened from the west and north and east through a combination of low-growing shrubs and ornamental grasses, and is not anticipated to adversely impact the existing streetscape along Islington Avenue due to the amount of landscaped space that remains. The requested variances have been reviewed by the Development Planning Department as part of the Site Development Application process and are considered appropriate to facilitate the proposed development.

Development Planning Department staff have no objection to Variance 4 to permit a minimum residential parking space ratio of 1.46 parking spaces per unit or 116 residential unit parking spaces. The requested reduced parking rate solely applies to residential parking and not visitor parking. A total number of 132 parking spaces is proposed for the development. Given that a Parking Study is not required since the parking deficiency is not greater than 10% of the parking requirement, the proposed reduction in parking spaces is considered minor in nature. Additionally, the proposed number of residential parking spaces have been reviewed by the Transportation

Engineering Division of the Development Engineering Department and are considered sufficient to serve the proposed use.

Accordingly, Development Planning Department staff can support the requested variances and are of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

Recommendation:

Development Planning Department staff recommends approval of the application with the following condition of approval:

Condition of Approval:

If the Committee finds merit in the application, the following condition of approval is recommended:

1. That all comments on the Site Development Application DA.23.034 be addressed to the satisfaction of the Development Planning Department.

Comments Prepared by:

Nicholas Del Prete, Planner 1
David Harding, Senior Planner

February 16, 2024

CFN 70450.05
X-Ref: 64165.02, 68431.08

SENT BY E-MAIL: Christine.Vigneault@vaughan.ca

Christine Vigneault
Secretary Treasurer
Committee of Adjustment
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Dear Christine:

**Re: Minor Variance Application A006/24
PLAN M1110 Lot 7-8
8265 Islington Avenue
City of Vaughan, Region of York
Owner: DCFM Developments Ltd.
Agent: Glen Schnarr & Associates**

This letter acknowledges receipt of the above-noted application circulated by the City of Vaughan. The materials were received by Toronto and Region Conservation Authority (TRCA) on February 6, 2024. TRCA staff have reviewed the application and offer the following comments for the consideration of the Committee of Adjustment.

Purpose of the Application

It is our understanding that the purpose of the above noted application is to request the following variances under By-Law 1-88:

By-Law 1-88:

- To permit a maximum encroachment of 2.3 metres into the required interior side yard, whereas a maximum encroachment of 0.3 metres is permitted for exterior stairs into the required 4.0 metre interior side yard setback.
- To permit a maximum encroachment of 3.5 metres for an airshaft into the required front yard, whereas a maximum encroachment of 2.6 metres is permitted for an airshaft into the required 5.7 metres front yard setback.
- To permit a maximum encroachment of 3.0 metres for a utility transformer into the required front yard, whereas a maximum encroachment of 1.1 metres is permitted to a utility transformer into the required 5.7 metres front yard setback.
- To permit a minimum residential parking space ratio of 1.46 parking spaces per unit or 116 residential spaces and a total number of parking spaces of 132 spaces, whereas the minimum residential parking spaces and the total number of parking spaces of 135 spaces is required.

The noted variance is being requested to facilitate the construction of a 6 storey residential apartment building.

Ontario Regulation 166/06

The subject property is located entirely within TRCA's Regulated Area as it is within a built-up portion of the Humber River valley corridor. In accordance with Ontario Regulation 166/06 (Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses), development, interference or alteration may be permitted in the Regulated Area where it can be demonstrated to TRCA's satisfaction that the control of flooding, erosion, dynamic beaches, pollution, or the conservation of land will not be affected.

Background

TRCA staff were previously involved in the review of Official Plan Amendment application OP.21.002 and Zoning By-Law Amendment application Z.21.003 and are currently reviewing a Site Development application (DA.23.034) associated with the detailed design of the project.

Application-Specific Comments

Based on a review of the materials submitted as a part of this minor variance application, TRCA staff have no objection to the requested variances. As noted above, staff are currently working with the proponent and their consultants to review technical aspects of the development through a Site Development application. TRCA's recommendation of no objection to the approval of this minor variance application does not include clearance and/or approval for the technical issues related to the Site Development application that is currently under review.

Fees

By copy of this letter, the applicant is advised that the TRCA has implemented a fee schedule for our planning application review services. This application is subject to a \$1875.00 (Minor Variance – Industrial/Commercial/Subdivision/Institutional – Minor plus Special Policy Area – Minor) review fee. The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible.

Recommendations

Based on the comments noted above, TRCA has **no objection** to the approval of Minor Variance Application A006.24 subject to the following conditions:

1. That the applicant provides the required fee amount of \$1875.00 payable to the Toronto and Region Conservation Authority.
2. That the applicant obtains a permit for the proposed works pursuant to Ontario Regulation 166/06.

We trust these comments are of assistance. Should you have any questions, please contact me at 437-880-2129 or at Kristen.regier@trca.ca

Sincerely,



Kristen Regier
Planner
Development Planning and Permits

KR/sb

Prabhdeep Kaur

From: Development Services <developmentsservices@york.ca>
Sent: Friday, February 16, 2024 12:16 PM
To: Christine Vigneault
Cc: Committee of Adjustment
Subject: [External] RE: A006/24 - 8265 Islington Avenue - REQUEST FOR COMMENTS, CITY OF VAUGHAN

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Hi Christine,

The Regional Municipality of York has completed its review of the minor variance application – A006/24 (8265 Islington Avenue) and has no comment.

Please note that comments and conditions will be provided through the related Site Plan SP.23.V.0142 (DA.23.034).

Please provide us with a digital copy of the notice of decision for our records.

Our working hours may be different. Please do not feel obligated to reply outside of your scheduled working hours. Let's work together to help foster healthy work-life boundaries.

Niranjan Rajevan, M.Pl. | Associate Planner, Development Services, Planning and Economic Development, Corporate Services

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
1-877-464-9675 ext. 71521 | niranjan.rajevan@york.ca | www.york.ca

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SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant				Application Cover Letter

January 16th, 2024

GSAI File: 487 – 007

City of Vaughan
Committee of Adjustment
2141 Major Mackenzie Drive,
Vaughan, ON
L6A 1T1

Attention: Christine Vigneault
Secretary-Treasurer, Committee of Adjustment

Re: Minor Variance Application
8265 – 8277 Islington Avenue
City of Vaughan
DCFM Developments Ltd.

Glen Schnarr & Associates Inc. ('GSAI') is the authorized agents and planning consultants for DCFM Developments Ltd. (the 'Registered Owner') of the property municipally known as 8265 – 8277 Islington Avenue, Vaughan (the 'Subject Property'). On behalf of the Registered Owner, we are pleased to submit the enclosed Minor Variance Application. This project is also subject to an active Site Plan Approval Application, identified by City File Number No. DA.23.034.

Subject Property

The Subject Property is located on the east side of Islington Avenue, north of Willis Road and south of Hartman Avenue and is currently vacant. It has approximately 73.74 meters (241.93 feet) of frontage along Islington Avenue, with an area of approximately 0.89 hectares (2.2 acres).

The Subject Property is municipally known as 8265 and 8277 Islington Avenue, and is legally known as:

PCL 7-1 SEC M1110; LTS 7, 7A , 8 PL M1110 (ALL LIMITS CONFIRMED BY PLAN BA134) & PCL 6-1 SEC M1110; LT 6 PL M1110 ; VAUGHAN

Official Plan and Zoning

For context, 8265 Islington Avenue was previously subject to a Local Planning Appeal Tribunal (LPAT) order dated September 13, 2018 (File No. PL170559). The order approved an Official Plan and Zoning By-law Amendment to allow for a residential apartment building containing 74 residential dwelling units, having a maximum Floor Space Index of 2.5 and a maximum building height of 6-storeys (19 metres). The approved site-specific Zoning By-law also established limits for habitable areas and other key design elements such as driveway access and parking garage location. Following the acquisition of the abutting property to the north; 8277 Islington Avenue,

DCFM Developments Ltd. submitted an Official Plan Amendment and Zoning By-law Amendment to facilitate a comprehensive development of a 6-storey residential apartment building with 80 units, with similar site-specific exceptions, as approved previously by the OLT for 8265 Islington Avenue portion of Subject Lands.

On April 25, 2023, City Council approved an Official Plan Amendment (By-law 037-2023) and a Zoning By-law Amendment (By-law 036-2023) to permit the development of a 6-storey residential apartment building with 80 units and a Floor Space Index of 2.6 times the area of the lot, consistent with prior approvals granted by the Ontario Land Tribunal on part of the Subject Property.

Following City Council's approval of the implementation By-laws, the Registered Owner has submitted a Site Plan Application to facilitate City Council's approved Official Plan Amendment and Zoning By-law Amendment (City File No. DA.23.034). As part of the Site Plan review process, revisions to the Site Plan were required to address technical comments and requirements provided by Alecta, the Region of Peel and the City of Vaughan, as a result zoning deficiencies were identified by City Zoning staff.

Purpose of Application

Based on the status of the Site Plan application and our exchanges with staff, the Registered Owner is comfortable proceeding with filing the enclosed Minor Variance Application. In order to address the zoning deficiencies identified by City of Vaughan Zoning Staff, a total of four (4) variances are required.

It is important to note that the proposed development is only subject to Zoning By-law 1-88. At the time of finalizing the planning instruments for the proposed development Zoning By-law 001-2021 was not in force an effect. City staff deemed the site plan application to be a 'transitioned' application.

The required variances are as follows:

#	Zoning By-law 1-88	Variance Requested
1	A maximum encroachment of 0.3 m for exterior stairs into the required 4.0 m interior side yard [Section 3.14 c)]	To permit a maximum encroachment of 2.3 m on the north side of the building.
2	The maximum permitted encroachment to open stairs, planters, terrace and airshaft, into the minimum 5.7 m front yard setback shall be 2.6 m [Exception 9(1471)]	To permit a maximum encroachment of 3.5 meters for an airshaft.
3	A maximum encroachment to the utility transformer into the minimum 5.7 m front yard setback, shall be 1.1 m [Exception 9(1471)]	To permit a maximum encroachment of 3.0 m for a transformer.
4	A minimum residential parking ratio of 1.48 parking spaces per unit or 119 residential parking spaces and the total number of parking spaces required is 135 spaces [Exception 9(1471)]	To permit a total of 116 residential parking spaces and a total of 132 spaces.

The area(s) subject to the variances identified above, are detailed on the Minor Variance Sketch submitted in support of this application.

Planning Analysis:

The following section provides an analysis demonstrating how the variances satisfy the four tests of a minor variance as set out in Section 45 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended:

1. Meets the general intent and purpose of the Official Plan

The requested variances meet the general intent and purpose of the Official Plan, as amended through the corresponding site-specific Official Plan Amendment, and as submitted through DA.23.034. The proposed variances do not conflict with the Vaughan's Official Plan and Woodbridge Secondary Plan policy framework. The variances are technical in nature and required in order to implement the proposed development that was reviewed with the City as part of the corresponding Official Plan Amendment.

2. Meets the general intent and purpose of the Zoning By-law

The requested variances meet the general intent and purpose of the Zoning By-law. In our opinion, these variances are technical in nature and do not affect permitted built form, unit types, density or the general intent and building configuration as approved through by City Council.

- With regards to **Variance No. 1**, through the detailed design of the Proposed Development, the below grade access along the front property line was revised, which results in an additional interior side yard encroachment. The general location of the below grade stairwell has not changed from the initial proposal reviewed through the corresponding Official Plan and Zoning By-law Amendment applications. In our opinion, the revised encroachment still maintains an appropriate setback and transition with the neighbouring property to the north and is required as to facilitate changes identified through the detail design process.
- With regards to **Variance No. 2 and 3**, as part of the preparation of the final Zoning By-law Amendment for By-law 037-2023 the "encroachments" to an open stairs, planters, terrace, airshaft and utility transformer were intended to be treated as a required setback, as opposed to an encroachment. However, as part of the coordination of the final Zoning By-law this nuance on utility setbacks was inadvertently written as a "encroachment" as opposed to a setback. The general location of the open stairs, planters, terrace, airshaft and utility transformer are in keeping with the initial proposal revised through the corresponding Official Plan and Zoning By-law Amendment. The requested variances have been prepared as a modified "encroachment".
- With regards to **Variance No. 4**, in response to comments received by Alectra, the location of the utility transformer needed to be revised in order to comply with Alectra's current design standards. As a result of shifting the utility transformer, the underground parking structure has been revised which resulted in a reduction in the number of parking spaces.

The site-specific Zoning By-law stipulates the following minimum parking requirements:

- Apartment Dwelling: 1.48 spaces per unit = 119 spaces
- Visitor: 0.20 spaces per unit = 16 spaces
- Total Parking Required = 135 spaces

The above minimum parking standards “shrink-wrapped” the parking as shown on the Architectural Drawing Sets submitted in support of the Official Plan and Zoning By-law Amendment applications. At the time of finalizing the Zoning By-law Amendment with City staff, flexibility in the parking requirements was deemed to not be required at that time.

On January 18, 2023, the Ontario Land Tribunal approved Comprehensive Zoning By-law 001-2021, adjusting parking requirements. Under the ‘new’ By-law, the parking requirements are less restrictive, with the following minimum parking requirements being applicable:

- Apartment Dwelling: 1.00 spaces per unit = 79 spaces
- Visitor: 0.20 spaces per unit = 16 spaces
- Total Parking Required = 95 spaces

As a result of the applications being deemed transitions and due to the status of the ‘new’ By-law at the time of approvals of the proposed development, the parking standards under By-law 001-2021 cannot be relied upon. However, By-law 001-2021 outlines City Council’s current direction to impose a minimum rate of 1.2 spaces per unit. The Proposed Development exceeds the minimum parking requirements under By-law 001-2021.

3 & 4 Desirable for the appropriate development of the land and Minor in Nature

The proposed variances are required to facilitate the proposed development as submitted through DA.23.034. It is our opinion that the proposed variances are desirable for the appropriate development of the land and are minor in nature, as the general intent and configuration of the proposed development is maintained. The variances are technical in nature and, in our opinion, are required in order to provide a desired built form as approved through by City Council.

Conclusion:

In conclusion, it is our opinion that the requested variances successfully meet the four tests stipulated in Section 45(1) of the *Planning Act* and represents good planning. In support of this Application, please find attached the following:

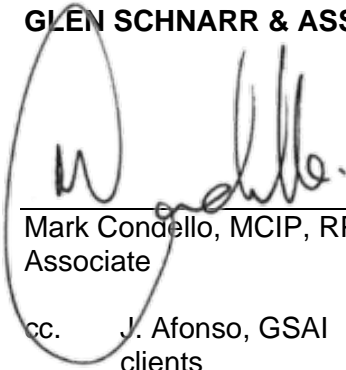
- One (1) digital copy of the Aerial Context Plan, prepared by Glen Schnarr and Associates Inc., dated November 28, 2023.
- One (1) digital copy of the Minor Variance Sketch, prepared by Glen Schnarr and Associates Inc., dated December 21, 2023
- One (1) digital copy of the Architectural Drawings Set, prepared by Tregbov Cogan Architecture Ltd., dated January 12, 2024.
- One (1) digital copy of the Authorization Statement, dated January 16, 2024;
- One (1) digital copy of the Owner’s Authorization Form, dated January 16, 2024;

- One (1) digital copy of the Owner's Authorization Form, dated January 16, 2024;
- One (1) digital copy of the Sworn Declaration Form, dated January 16, 2024;
- One (1) digital copy of the Variance Chart, dated January 16, 2024;
- One (1) digital copy of the Property Setback Chart, dated January 16, 2024;
- One (1) digital copy of the Proposed Structure Chart, dated January 16, 2024;
- One (1) digital copy of the Tree Declaration Form, dated January 16, 2024;

We trust that the enclosed information is sufficient for staff's review. Please contact the undersigned at your convenience if you require additional information or wish to clarify anything contained in this application.

Sincerely,

GLEN SCHNARR & ASSOCIATES INC.



Mark Condello, MCIP, RPP
Associate

cc. J. Afonso, GSAI
clients

SCHEDULE D: BACKGROUND

None